

City of Coachella
Development Services Department

1515 6th Street
Coachella, CA 92236
(760) 398-3102
Fax (760) 398-5421

Environmental Initial Study

Project Title: Double Date Processing Facility

Case No: Architectural Review No. 14-02 / EA No. 14-03

**Lead Agency
And Address:** City of Coachella
1515 Sixth Street
Coachella, CA 92236

Contact Person Michael Coyne
Associate Planner
(760) 398-3102

**Sponsor’s Name
And Address:** Double Date Packing, LLC – Robert Carian, Applicant
9777 Wilshire Boulevard, Suite 900, Beverly Hills, CA 90210

Project Location: 86301 Industrial Way, Coachella, CA 92236
APN’s: 763-131-061

Project Description: The proposed Project consists of a warehouse facility for date packing and processing operations. Construction of the Project would include three primary buildings, outdoor staging areas, and the necessary parking and driveway improvements, occupying an eastern portion of the 7-acre property.

Engineer: BJ Engineering & Surveying
341W. Crown Ct., Suite 100, Imperial, CA 92251

**General Plan
Designations:** Existing – Light Industrial (IL)
Proposed – Light Industrial (IL)

**Zoning
Classifications:** Existing – Heavy Industrial (M-H)
Proposed – Heavy Industrial (M-H)

**Onsite and Surrounding
Land Uses and Setting:** The Project property is currently vacant and located on the south side of Industrial Way. The site abuts the west side of the existing Coca Cola Bottling Company facility.

Location and Setting:

The proposed Project encompasses approximately 7 acres of land situated south of Industrial Way and approximately 1,100 feet west of Enterprise Way in the City of Coachella. The property occupies a portion of Assessor's Parcel Number (APN) 763-131-061 within Section 9, Township 6 South, Range 8 East, San Bernardino Base and Meridian.

The roughly square-shaped parcel is presently undeveloped and characterized as predominantly flat land with scattered vegetation. The property has previously been disturbed by agricultural uses that took place on-site until the early 1990s. Presently, there are no visible indicators or facilities associated with such historic uses. The northerly edge of the property, closest to Industrial Way, has previously been cleared during street improvements. The entire site and some of its surroundings exhibit signs of routine ground maintenance and weed abatement, maintaining a cleared site condition.

The Project property and its surroundings form part of a district that has been designated by the City of Coachella General Plan for industrial development, as reflected in the Land Use and Zoning designations. In this setting, there are vacant parcels of land as well as developed properties that contain agricultural packing, warehouse and industrial facilities. The Project is bordered on the north by Industrial Way, a two-lane road, beyond which is an agricultural packing facility operated by Sun World. To the east, the property is adjoined by a distribution facility operated by the Coca Cola Bottling Company. Land to the south and west is presently undeveloped with conditions comparable to the Project property. Moreover, the Union Pacific Rail Road corridor and Grapefruit Boulevard are located approximately 300 feet and 450 feet to the southwest respectively.

Project Description:

The proposed Project involves a warehouse facility to contain date packing and processing operations. Construction of the project would include three primary buildings, outdoor staging areas, and the necessary parking and driveway improvements, occupying an eastern portion of the 7-acre property.

Building 1 of the proposed development would cover approximately 26,660 square feet, fronting Industrial Way to the north. This rectangular structure would contain an office space of 1,687 square feet, a lounge of 1,160 square feet, a processing area of 9,990 square feet, a cooler section of 9,968 square feet and a shaded area of 3,663 square feet. The shade feature would support the truck dock operations on the west side of the building. The office area would occupy the northern end of the building. Buildings 2 and 3 would occupy a southern part of the property, consisting of a dryer facility of 5,975 square feet and a freezer of 6,000 square feet respectively.

The east side of the Project property would be occupied with outdoor staging areas for a truck scale, a scale house, truck unloading, and pallet storage.

The Project has three proposed access points along the northerly boundary on Industrial Way. Parking lot facilities and landscaping would be configured on this end. The proposed driveways throughout the Project are designed to allow for proper truck access and circulation.

To comply with the local and regional water quality objectives, the Project proposes a storm drain system that includes a linear drainage swale on the easterly edge of the property, which will drain to a proposed retention basin. The proposed storm drain system is designed to control the quantity and

quality of stormwater runoff conditions resulting from Project development. A strategy of site design, source control, and treatment control Best Management Practices (BMPs) are incorporated into the design and will implemented throughout the life of the Project.

Moreover, the architecture and design of facilities will include the necessary nighttime illumination for security and aesthetic purposes in compliance with the development standards as set forth in the City of Coachella Municipal Code. For security purposes, the Project will provide various forms of lighting to adequately illuminate the parking areas, entrances, signs, walkways and other project features. The use of exterior light fixtures will be made compatible with the architectural style and materials of the buildings. Lighting sources will be situated to prevent glare for pedestrians, vehicles and adjacent properties and the night sky.

Although the undeveloped site is not currently served by existing utility systems, public utility infrastructure is available adjacent to the property on Industrial Way, including water, sanitary sewer, natural gas, electricity and telecommunications. The proposed project would connect to these existing facilities without offsite line extensions.

City of Coachella General Plan Land Use and Zoning

EXISTING ON-SITE LAND USES AND ZONING		
	GENERAL PLAN	ZONING
EXISTING	Light Industrial (IL)	Heavy Industrial (M-H)
PROPOSED	Light Industrial (IL)	Heavy Industrial (M-H)

	GENERAL PLAN	ZONING	CURRENT LAND USE
NORTH	Light Industrial (IL)	Heavy Industrial (M-H)	Agricultural Packing Facility
SOUTH	Light Industrial (IL)	Heavy Industrial (M-H)	Vacant
EAST	Light Industrial (IL)	Heavy Industrial (M-H)	Coca Cola Bottling Company Facility
WEST	Light Industrial (IL)	Heavy Industrial (M-H)	Vacant

Other public agencies whose approval is required:

- City of Coachella Planning Commission
- City of Coachella City Council
- City of Coachella Building Department
- City of Coachella Engineering Division
- Airport Land Use Commission

Required Entitlements:

- Approval of Mitigated Negative Declaration and adoption of the Monitoring Plan

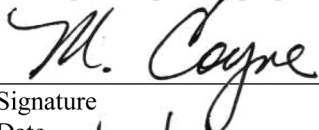
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

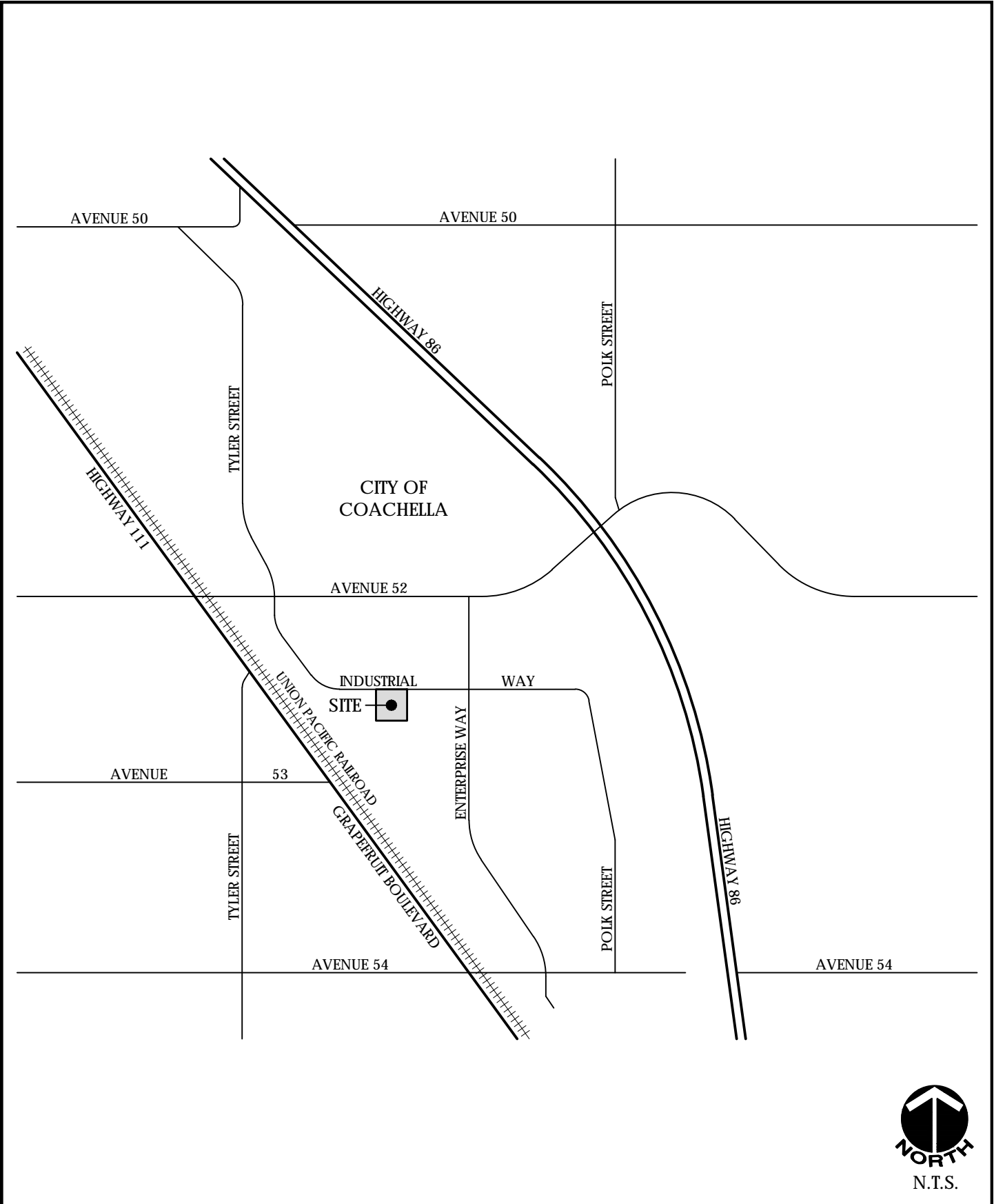
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



Signature
Date 11/13/14

EVALUATION OF ENVIRONMENTAL IMPACTS:

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



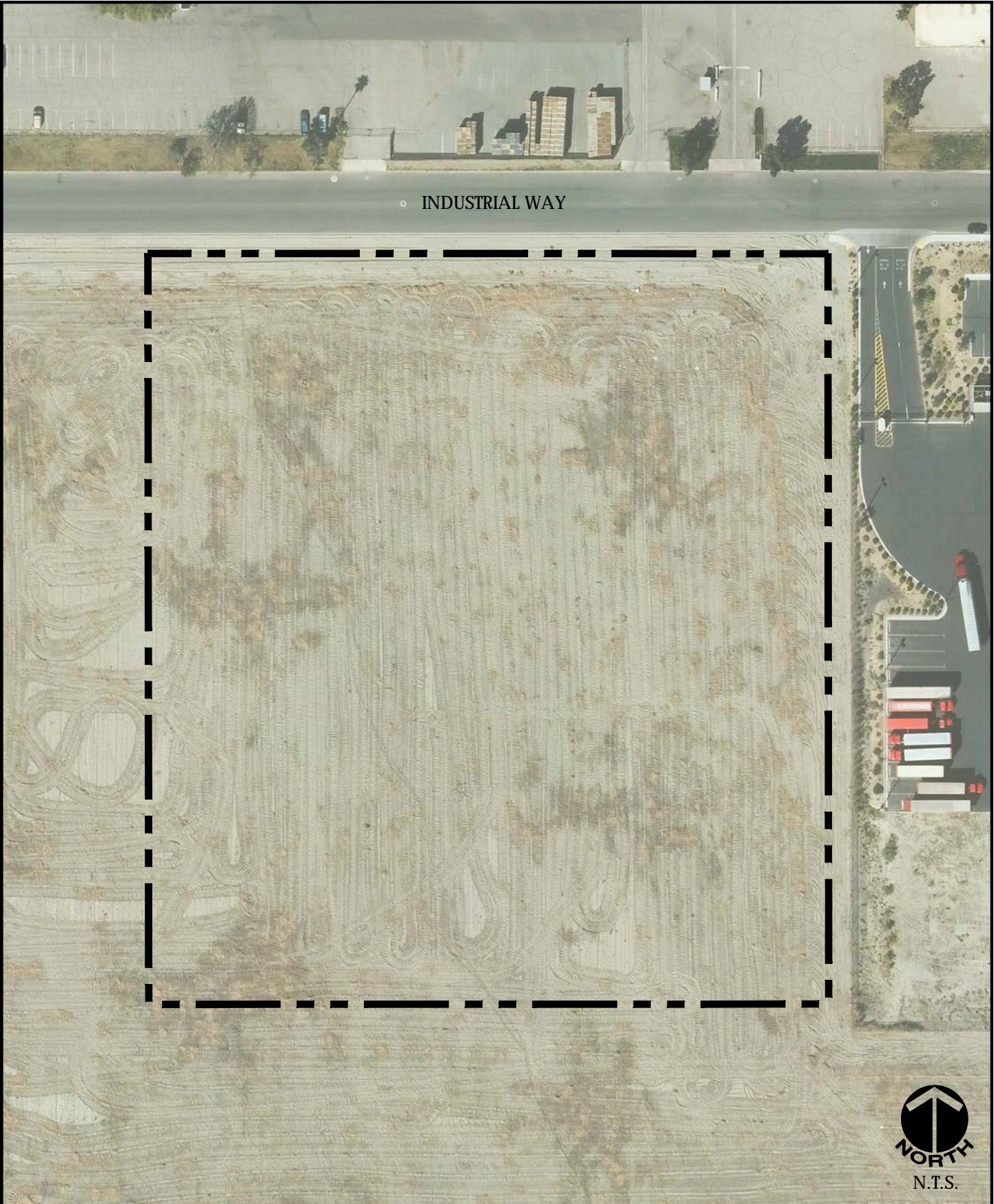
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Vicinity Map

Double Date
 Processing Facility

Exhibit 1



○ INDUSTRIAL WAY

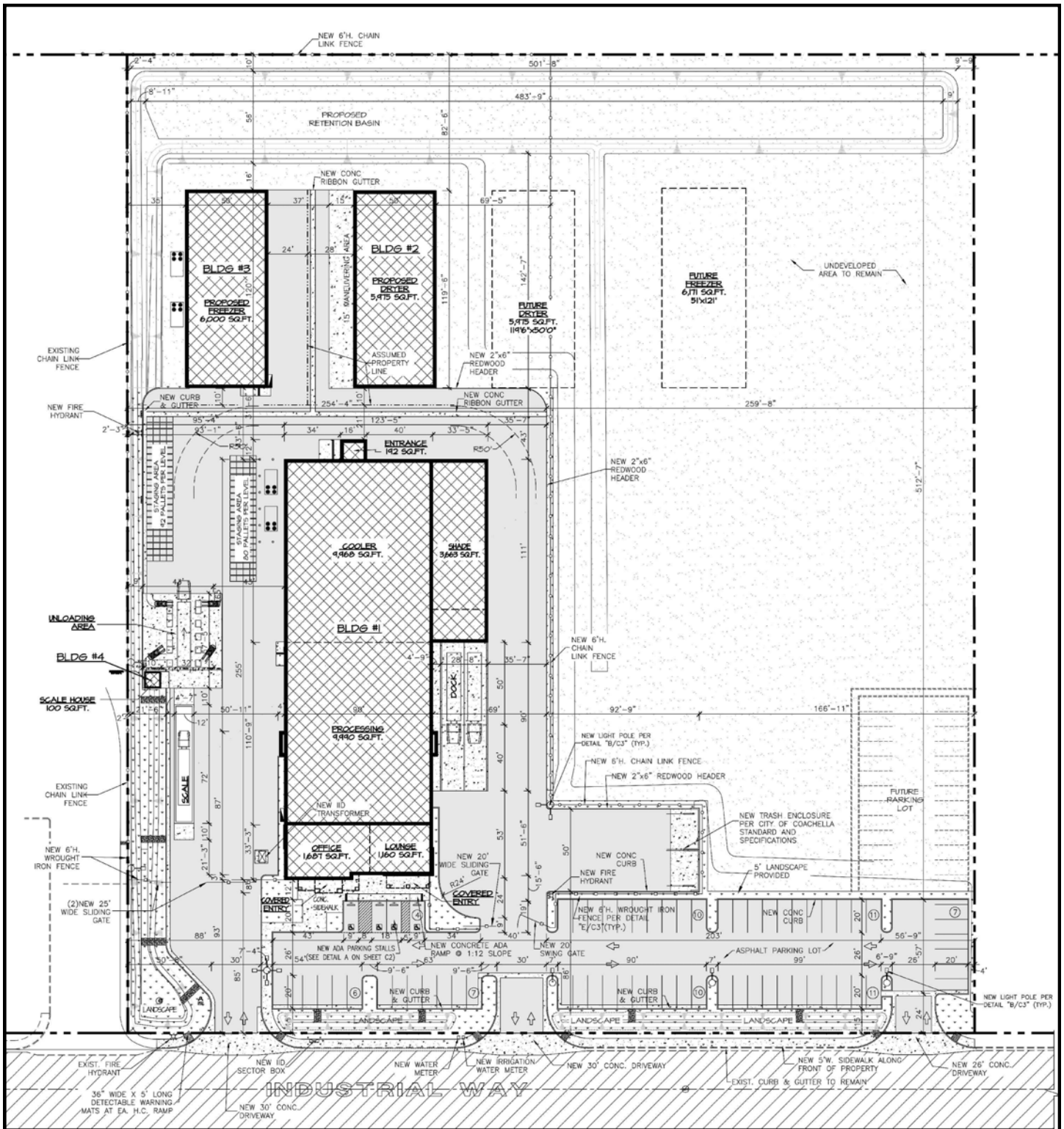


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Aerial Photograph

Double Date
Processing Facility

Exhibit 2



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Site Plan

Double Date
 Processing Facility

Exhibit 3

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Issues:

I. AESTHETICS -- Would the project:

- a) Have a substantial adverse effect on a scenic vista?

Discussion:

The Project site has distant and limited views of the Little San Bernardino Mountains to the northwest; the Mecca Hills to the east and southeast; and the Santa Rosa mountains to the west and southwest. The property is generally located in the southern part of the City of Coachella, within a designated Industrial District that is formed by vacant and developed properties, a majority of which formerly supported agricultural uses.

The Project site is presently characterized as vacant, predominantly flat land with scattered scrub vegetation, lying at approximately 90 feet below mean sea level. Views from the property to the north and east are developed. Prominent structures visible to the north, across from Industrial Way, include agricultural packing and processing facilities operated by Sun World. To the east of the Project is an established distribution facility operated by the Coca-Cola Bottling Company. These developed properties include respective indoor operations and outdoor staging activities within fenced limits. Moreover, the neighboring land to the south and west of the Project remains undeveloped. The site is not adjacent or located near any residential uses.

Project implementation is not expected to result in adverse effects on the local scenic setting. Contrastingly, it will result in the development of a vacant property into a date packing and processing facility that will conform to the City’s Zoning and Land Use regulations, as intended for the Industrial District. The three proposed primary buildings and outdoor operations within fenced limits would not be uncharacteristic to the existing local setting and development pattern. Therefore, less than significant impacts are expected to result from Project implementation relative to scenic vistas.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

The undeveloped Project site of 7 acres does not contain or is located near any scenic resources, such as trees, rock outcroppings, historic buildings or other features that could be damaged by Project implementation. Accordingly, the proposed development will not involve any form of structural demolition. The project is located less than one mile from State Highway 86 to the east and the historic

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State Highway 111 to the west; however, these corridors are not designated County or State scenic highways, and are not currently eligible for such designation. The purpose of the State Scenic Highway Program is to preserve and protect scenic State Highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. State highways either can be officially designated as Scenic Highways or be determined to be eligible for designation. The status of a State Scenic Highway changes from eligible to “officially designated” when a local jurisdiction adopts a scenic corridor protection program and the California Department of Transportation (Caltrans) approves the designation as a Scenic Highway. The proposed site plan and architectural design will work to ensure that any alterations to the existing streetscape serve as an improvement to existing aesthetic conditions, in accordance with the City’s Zoning and Land Use regulations. No impacts to scenic resources are anticipated to result from the proposed project.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

The existing visual conditions of the project site and surrounding area are presently defined by industrial uses. Views of the Santa Rosa Mountains, Little San Bernardino Mountains, and Mecca Hills from the Project site are limited. Following the local development standards will ensure that the visual qualities of the proposed development demonstrate positive aesthetics. Project design, including architecture, landscape architecture, and fencing, will require Architectural review approval by the City’s Planning Commission. The future development design and construction shall be in full compliance with the design guidelines, community design standards contained in the City General Plan and applicable regulations in the City Zoning Code. Less than significant impacts to the existing visual character are expected to result from future project development.

Cumulative Impacts: None
Mitigation Measures: None

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Discussion:

The Project property is presently undeveloped. As a result, there are no existing sources of glare and light on-site. Existing sources of glare in the Project vicinity are limited and in part attributed to daytime vehicular traffic on Industrial Way to the north and Enterprise way to the east. The nature of structural development in the vicinity does not have physical properties that contribute substantial daytime glare. Existing sources of light near the property are primarily attributed to nighttime operational and security purposes within the Industrial District of the City. To the north, existing nighttime lighting corresponds

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to an agricultural packing and processing facility. Nighttime lighting from post-mounted and wall-mounted light fixtures is also found at the Coca-Cola Bottling Company immediately to the east. Nighttime lighting in the Project vicinity is also attributed to vehicular traffic on local roads.

Light and glare are determined to have a significant environmental impact if a project would create substantial glare or if the project lighting would exceed the City lighting standards or those typical of the Project vicinity. The proposed development, which includes three primary buildings and outdoor staging areas within fenced limits, will introduce a new source nighttime illumination only to help ensure the safety and security of the proposed packing and processing operations in accordance with the local development standards. The proposed site design will provide nighttime illumination in the form of post-mounted and wall-mounted light fixtures to properly illuminate strategic areas of the Project, including the parking lots, driveways and staging areas for security purposes. The use of exterior, downward facing light fixtures will be made compatible with the architectural style and materials of the buildings. Such lighting is not expected to blink, change color, or have other characteristics deemed not essential for security purposes. Furthermore, the proposed buildings in the Project are not expected to involve construction materials with highly reflective properties that would disrupt day-time views. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

II. AGRICULTURE 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?

Discussion:

Proposed project development will be required to demonstrate compatibility with existing land use in the vicinity. The Phase 1 Environmental Site Assessment prepared for the project in 2004 revealed that previous uses of the land included agriculture activities at a minimum between the years 1980 and 1990. Based on this document, it can be assumed that the project site has not served agricultural operations in the past decades. According to the most recent Farmland Mapping and Monitoring Program (FMMP) geospatial data, released in 2010, and the official GPU EIR Figure 4.2-1 Important Farmland in Coachella, the land classification for the Project is Farmland of Local Importance (L). Developed properties on the north side of Industrial Way do not have this classification. Additionally the property to the east that currently contains the Coca-Cola Bottling facility is no longer in this category in the Farmland Mapping and Monitoring Program map.

The project is found in General Plan-designated Subarea 7 Industrial District consisting of vacant and developed properties. The GPU EIR indicates that District 7 is designated as a High Priority

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Less Than Significant Impact

No Impact

development area and is targeted for growth. Because the entire Industrial District is designated for industrial uses, impacts relative to conversion to Farmland to non-agricultural use are expected to be less than significant.

The property is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) and no agricultural activity currently occurs nor is expected to occur on the property or the immediate project vicinity. Less than significant impacts are expected related to the Farmland Mapping Monitoring Program of the California Resources Agency.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

The current City of Coachella zoning designation on the property is M-H (Manufacturing Heavy). According to the GPU EIR for the City of Coachella, neither the property nor adjacent properties are designated Williamson Act Lands. The project site is not located within a General Plan-designated Agricultural Policy Area, such as an Agricultural Retention, Agriculture to Urban Transition or Date Palm Groves area. The proposed project is consistent with the General Plan Land Use and Zoning designation. No impacts related to zoning for agricultural use or to a Williamson Act contract are expected to result from project implementation.

Cumulative Impacts: None
Mitigation Measures: None

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Discussion:

The City of Coachella contains no land zoned as forest land. Development of project will not conflict with the existing zoning or result in the rezoning of forest land, timberland or timberland zoned timberland production. No impacts are anticipated related to this resource.

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

Discussion:

The City of Coachella contains no forest land. Development of project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts are anticipated related to this resource.

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?

Discussion:

The existing environment contains industrial facilities and infrastructure such as roadways and utilities. As previously mentioned the project is found in General Plan-designated Subarea 7 Industrial District consisting of vacant and developed properties. The vicinal areas to the north have vacant land and industrial development and all adjacent subareas are designated for urban development uses. According to the GPU EIR Figure 4.8-3: Coachella General Plan Update 2035 Land Use Plan, land designated for agricultural is located in Subareas 15, 16 and 17. These areas are designated as Rural Rancho (15) and Agricultural Rancho (16 and 17) and are all located east of Highway 86. The nearest agricultural subarea is 15 and it is located approximately 1.5 miles east of the subject property. The GPU EIR indicates that District 7 is designated as a High Priority development area and is targeted for growth. Because the entire Industrial District is designated for industrial uses, impacts relative to conversion to Farmland to non-agricultural use are expected to be less than significant.

Cumulative Impacts: None

Mitigation Measures: None

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III. AIR QUALITY: Would the project:

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

Discussion:

The Project is located in the Coachella Valley region within the Salton Sea Air Basin (SSAB), under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The regional climate, as well as the temperature, wind, humidity, precipitation, and amount of sunshine significantly influence the air quality in the SSAB. The Coachella Valley is an arid desert region with a climate characterized by low annual precipitation, low humidity, hot days, and very cool nights. Wind direction and speed (which in turn affect atmospheric stability) are the most important climate elements affecting local ambient air quality. The prevailing wind direction in the Project vicinity is predominantly from the northwest. Desert regions are typically windy because minimal friction is generated between the moving air and the low, sparse vegetation. This allows the wind to maintain its speed crossing the desert plains. Additionally, the rapid daytime heating of the air closest to the desert surface leads to convective activity and the exchange of surface air for upper air, which accelerates surface winds during the warm part of the day. Rapid cooling at night in the surface layers during the winter months results in a high frequency of calm winds.

CEQA requires that projects be evaluated for consistency with the local air quality management plans. Such consistency links local planning and individual projects to the regional plans developed to meet the ambient air quality standards. The assessment takes into consideration whether a project forms part of the planned conditions identified in local plans (General Plan, Land Use, Zoning) and whether the project adheres to the City's air quality goals and policies. This comparison helps determine whether a project was included in the local development assumptions that formed part of the regional Air Quality Management Plan.

The City of Coachella is in the process of updating its General Plan, which will incorporate an Action Climate Plan (CAP) to help reduce air quality and greenhouse gas emissions impacts resulting from development activities under the General Plan. The CAP will help the City comply with the framework and requirements under Assembly Bill 32 and Senate Bill 97.

As previously discussed, the undeveloped Project property and its surroundings are located within an existing district designated by the City of Coachella for industrial uses. Industrial land sectors were established in part to influence a diversified economy and create a stable employment base for Coachella's residents. Under the City of Coachella General Plan Update 2035, the Industrial Districts of the City are planned to accommodate a range of existing and future businesses that provide employment and form part of a compatible setting. The Project site of 7 acres represents less than 1 percent (0.78%) of the total 897 acres of existing land within the City with industrial and mixed commercial land use classifications. According to the on the 2013 City General Plan Land Use Map, the entire property is situated within the Light Industrial designation. Under the General Plan Update 2035, the property lies

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within the Land Use designation of Industrial District. The proposed agricultural packing and processing facility will be compatible with the existing and forecasted land use settings on and around the property. The Project will not conflict with the General Plan buildout conditions or obstruct implementation of its applicable air quality objectives.

The Final 2007 and 2012 Air Quality Management Plans (AQMP) serves as policy guides for decision-making related to air quality throughout the region. The most recent plan provides strategies for controlling air pollution, maintenance and attainment in order to achieve state and federal attainment levels.

The project will not require a General Plan Amendment or other revision that would provide directly or indirectly for increased population growth above the level projected in the adopted AQMP. The project will not interfere with the ability of the region to comply with federal and state ambient air quality standards. Projects that are consistent with local General Plans are considered consistent with the air quality related regional plans including the current AQMP, the PM10 CVSIP and other applicable regional plans. The Project has a zoning classification of Heavy Industrial (M-H). The proposed project is a permitted use in the M-H zone and shall comply with the corresponding development standards. Development is consistent with the growth projections in the City of Coachella General Plan and is considered to be consistent with the AQMP.

The Project would not result in or cause violations to the National Ambient Air Quality Standards or California Ambient Air Quality Standards. The Project's proposed land use designation for the subject site does not materially affect the uses allowed or their development intensities as reflected in the adopted City General Plan. The Project is therefore considered to be consistent with the AQMP and impacts related to air quality plans are expected to be less than significant following implementation of standard conditions within the plan and including but not limited to:

1. Development of the proposed project will comply with the provisions of Chapter 8.20 Fugitive Dust Control of the City of Coachella Municipal Code, which includes implementation of Coachella Valley best available control measures as identified in the Coachella Valley Fugitive Dust Control Handbook.
2. A Fugitive Dust Control Plan will be prepared for the project outlining required control measures throughout all stages of construction.

Cumulative Impacts: None

Mitigation Measures: None

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

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Discussion:

The SCAQMD maintains two ambient air quality monitoring stations within the Coachella Valley. Air flow within the Coachella Valley and in the project vicinity is predominantly from the northwest. The Palm Springs air monitoring station is located downwind of the densely populated SCAB. It is closer to the San Geronio Pass than the Indio station. The Indio monitoring station is located downwind of the main population areas within the Coachella Valley. The project is located downwind from both air monitoring stations. The Riverside County portion of the Salton Sea Air Basin, within which the Project is located, is a non-attainment area for both the federal and state standards for ozone and PM10. Development of the proposed industrial project is expected to generate air pollutants, which include ozone and PM10.

In October of 2014, the firm of Urban Crossroads prepared an Air Quality Impact Analysis for the proposed Project. The study concluded that during Short-Term Construction, the Project would not exceed the numerical thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). Best available control measures (BACM AQ-1 and BACM AQ-2) are recommended to further reduce the severity of the impacts. Thus, a less than significant impact will occur without/with implementation of BACM AQ-1 and BACM AQ-2. Without BACMs, emissions during construction activity will not exceed the SCAQMD's localized significance threshold for any of the applicable emissions. It should be noted that the impacts without BACMs do not take credit for reductions achieved through standard regulatory requirements (Rule 403). Therefore, a less than significant impact would occur without/with the application of BACMS. Project construction-source emissions would not conflict with the applicable Air Quality Management Plan (AQMP).

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant. No significant impacts were identified and no mitigation measures are required.

For Long-Term Operations, the Project would not exceed the numerical thresholds of significance established by the SCAQMD. Thus, a less than significant impact would occur for Project-related operational-source emissions. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of this report. The proposed Project would not result in a significant CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact as discussed in Section 3.8, thus a less than significant impact to sensitive receptors during operational activity is expected. Project operational-source emissions would not conflict with the AQMP. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the Project would include disposal of miscellaneous residential refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with City requirements, all Project-generated refuse would be stored in covered containers

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and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant. No significant impacts were identified and no mitigation measures are required. Following the implementation of Standard Conditions and The City’s design recommendations including but not limited to:

1. The inclusion of Best Management Practices in onsite development will minimize the potential air quality impacts attributable to the proposed project during construction to less than significant levels.
2. The City of Coachella will use their discretionary permit authority to place conditions of approval on future development that require compliance with all applicable policies, rules, regulations and ordinances.
3. Additional measures that could mitigate area and operational emissions include solar panels, electric powered landscaping maintenance equipment, and pedestrian friendly design.

The project is expected to have impacts that are less than significant relative to this topic.

Cumulative Impacts: None

Mitigation Measures: None

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Discussion:

According to the project-specific Air Quality Study, projects could contribute to an existing or projected air quality exceedance because the Basin is currently nonattainment for ozone, PM10, and PM2.5. With regard to determining the significance of the contribution from the Project, the SCAQMD recommends that any given project’s potential contribution to cumulative impacts should be assessed using the same significance criteria as for project-specific impacts. Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a commutatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Project will not exceed the applicable SCAQMD regional threshold for construction and operational-source emissions.

Adherence to the SCAQMD rules and regulations and compliance with locally adopted AQMP and PM10 State Implementation Plan control measures will help reduce the pollutant burden of each

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development. As mentioned, relative to PM10 threshold exceedance, construction associated with a future project will be required to adhere to the City's Fugitive Dust and Erosion Control policies and ordinance to minimize potential temporary construction related emissions. An approved Fugitive Dust (PM10) Control Plan will be required prior to issuance of a grading permit. The plan will include methods of construction phasing, maintaining/cleaning the construction equipment, soil stabilization and wind fencing. Less than significant impacts are expected.

Cumulative Impacts: None
Mitigation Measures: None

- d) Expose sensitive receptors to substantial pollutant concentrations?

Discussion:

A sensitive receptor is a person in the population who is particularly susceptible or more susceptible than the population at large to health effects due to exposure to air contaminants. Sensitive receptors and the facilities that house them are of particular concern if they occur near localized carbon monoxide sources, toxic air contaminant, or odors. SCAQMD has designated the following land uses as sensitive receptors: residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The Project is located within an industrial sector of the City and is not located near such land uses known to accommodate sensitive receptors. The Project site is bordered by industrial facilities to the north and east; and by vacant land to the south and west.

The results of the Air Quality analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction; therefore, surrounding uses would not be subject to a significant air quality impact during Project construction. The project is not expected to exceed the SCAQMD localized significance thresholds during operational activity. The proposed Project would not result in a CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact. Less than significant impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

Objectionable odors can be associated with non-toxic and toxic emissions. Land uses with typical odor complaints include chemical plants, composting operations, dairies, landfills, refineries, rendering plants, rail yards, wastewater treatment plants, and agricultural uses among other sources. In general, a project or land use could generate a significant impact related to objectionable odors if it would result in the emissions of any material, causing nuisance to a considerable number of persons or endangers the comfort, health or safety of any person, particularly sensitive receptors.

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As indicated in the project-specific Air Quality Study, the Project does not represent a land use that is typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant.

It is expected that Project-generated refuse would be stored and removed at regular intervals in compliance with the City's solid waste regulations. The storage of dates would not typically generate objectionable odors. There is no chemical processing proposed on-site for the dates and the freezing and drying of dates would occur in closed building structures. Furthermore, the nearest sensitive land use is located several hundred feet from the Project site and would not be adversely impacted by any objectionable odors. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Cumulative Impacts: None

Mitigation Measures: None

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?

Discussion:

The project property consists of vacant, flat land with distinguished past disturbance, including former agricultural uses and subsequent land clearing activities. The existing native and invasive vegetation is scattered and likely consists of Sonoran Creosote Bush Scrub intermixed with Colorado Saltbush Scrub, as these are the most prevalent vegetation communities in the Project region and in the City of Coachella. The land neighboring the Project includes infrastructure road, industrial development and vacant properties.

As one of the oldest communities in the Coachella Valley, the City of Coachella began experiencing land alterations associated with agriculture in the 1800s. As a result of the community's historic agricultural activity and urbanization, much of the habitat range and population of local biological species experienced a decline. According to Fig. 3.4-2 (Sensitive Wildlife Species Recorded within the Project Area) of the adopted City General Plan, the subject site is found not to be a Sensitive Wildlife Species habitat area. Additionally, the property is not identified within the City Coachella General Plan

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EIR as having a potential for sensitive plant species.

The grading and development of the project site is not expected to have a significant adverse impacts to native plants, animals or their habitats. However, the property is within the area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of habitats and natural communities. According to the CVMSHCP, the site is *not* designated for conservation purposes and there are no significant biological resources on the property. The project proponent will be required to pay the CVMSHCP Local Development Mitigation Fee (LDMF) prior to building occupancy based on the area of disturbance. Less than significant impacts to candidate, sensitive or special status species are anticipated to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

The property does not contain or is adjacent to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No blue-line stream exists within the project property as depicted on the United States Geological Survey topographic maps or National Hydrography Dataset. The closest blue-line stream, namely the Coachella Valley Storm Channel, is found approximately 3,300 feet from the site's easterly boundary. Project implementation consistent with the Industrial District setting and development standards is expected to result in a less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

- 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?

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Discussion:

The project site does not contain or is adjacent to federally protected wetlands, marshes or other drainage features. As previously discussed, the levee-protected Coachella Valley Storm Channel is found 3,300 feet east of the project. Therefore, the project will not result in the direct removal, filling or other hydrological interruption to such channel. The proposed on-site storm drain improvements include a retention basin to prevent the direct discharge and hydro-modification impacts of runoff into the local municipal separate storm sewer system and any downstream receiving waters. Less than significant impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

- 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?

Discussion:

No migratory wildlife corridors or native wildlife nursery sites are found on the Project or adjacent properties. The Project is situated within a designated Industrial District of the City that formerly supported agricultural uses. The nearest water course to the site is the Coachella Valley Stormwater Channel, located approximately 3,300 feet to the east. The engineered Channel is considered a significant inflow to the Salton Sea; however, it is not designated as a wildlife corridor. The Salton Sea, located 12 miles south of the project site, is an important ecosystem for resident and migratory birds. The Coachella Valley Storm Channel carries stormwater runoff, municipal wastewater discharges, and agricultural return flow to this large body of water. Construction BMPs (best management practices) and permanent site improvements will ensure that the project does not affect the nearby channel. Therefore, it will not interfere with the movement of any native resident or migratory fish or wildlife species. Neither the project site nor the nearby Storm Channel is designated wildlife corridor. No impacts related to these resources are expected.

According to the GPU, nesting and foraging habitat for the burrowing owl is present in grasslands throughout the Planning Area, and on the fringes of agricultural lands. Seven extant sightings are noted within the Planning Area. Although the burrowing owl is covered as a California Species of Special Concern (CSC) under the CVMSHCP, it is additionally protected by the Migratory Bird Treaty Act, which prohibits harming or disturbing the owl. The incidental take of the species is allowed if protocol surveys are conducted prior to disturbance of potential owl habitat. If owls are found during project pre-disturbance surveys, they will be relocated to an area with suitable habitat at a time that does not interfere with the breeding season. A burrowing owl pre-construction survey must be completed prior to any earth moving activities in order to assure that impacts to this species are reduced to less than significant levels. The survey must follow the protocol set forth in the California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (March 2012). Following implementation of the

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Pre-construction Survey and implementation of specified protocol, impacts are expected to be less than significant.

Cumulative Impacts: None

Mitigation Measures:

1. The applicant shall insure that a Burrowing Owl Pre-construction survey is implemented prior to site disturbance.
2. If any owls are identified onsite the protocol set forth in the California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (March 2012) shall be followed. .

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

Discussion:

The Project property is presently vacant with scattered scrub vegetation. As a result, project implementation would not result in demolition or tree removal. The proposed site plan provides landscaping improvements along the northerly and easterly edges of the Property that would be consistent with the local development standards. Accordingly, no conflict with any local policies or ordinances for protecting biological resources would result from project implementation. No impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

Proposed project development will not conflict with a habitat conservation plan. As mentioned previously, the property is found within the area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of habitats and natural communities. The site is not designated for conservation purposes pursuant to CVMSHCP and there are no known significant biological resources on the property. The previous agricultural operation contained no protected habitat resources. On October 2, 2008, the collection of a habitat mitigation fee from new development projects to support the acquisition of conservation lands went into effect. According to the CVMSHCP website, the Local Mitigation Development Fee (LMDF) for industrial development is \$5,600 per acre. Based on these provisions, the applicable LDMF fees would be collected by the City of Coachella and remitted to the Coachella Valley Conservation Commission (CVCC) at issuance of a certificate of occupancy or upon final inspection of the premises, whichever occurs first. Since the

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project will comply with the CVMSHCP, less than significant impacts would result from project implementation.

Cumulative Impacts: None
Mitigation Measures: None

V. CULTURAL RESOURCES –Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?

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Discussion:

Based on the City of Coachella General Plan 2035 Draft EIR Update, the entire City, including the subject property, has a level of historic resource sensitivity ranging from low to high. Additionally, the City has high sensitivity for prehistoric resources of Indian or non-Indian origin. The property has been previously disturbed by various activities including agricultural uses that took place on-site until the early 1990's. Presently, the Project site does not contain any structures or other features that could be deemed as significant historic resources. Thus, the proposed project is not expected to cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. As defined by CEQA §15064.5(b), "substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." The site is found in a designated industrial area with Medium Historic Resource Sensitivity as outlined in the City General Plan 2035 Update Draft EIR (Historic Resource Sensitivity Map), and does not contain or is adjacent to previously identified historic resources. Furthermore, the City of Coachella has an existing ordinance (Section 15.98.190) to prevent destruction or impact on Class 1 historical resources. All new development will comply with the existing regulations that are in place to protect historic resources as well as polices found in the Coachella General Plan Update 2035. No impacts related to Historic Resources are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?

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Discussion:

The Project site is included in areas of Medium Sensitivity for Prehistoric/Ethnohistoric Cultural Resources within the General Plan 2020 EIR. The City of Coachella has an extensive past and present Native American population. The Coachella General Plan 2035 Update requires the preservation of archaeological resources, and requires development to implement strategies to protect or reduce impacts

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on these resources. As previously mentioned, the project site has been previously disturbed by various activities including agricultural uses, therefor is not likely to have archaeological resources. However, it is recommended that a cultural resources monitor be onsite during any ground-disturbing activities and that a qualified archaeologist be notified of any cultural finds. Additionally, proper procedures in accordance to State law, which includes contacting the County Coroner, should be followed if any human remains are found during earthmoving activities. Onsite cultural resources monitor would mitigate impacts to less than significant.

Cumulative Impacts: None

Mitigation Measures:

1. The project proponent shall ensure that a Cultural Monitor is onsite during all grading activities.
2. In the event of the discovery of buried cultural materials during any earth- moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Also, in accordance to State law, the County Coroner should be contacted if any human remains are found during earthmoving activities.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

According to the City of Coachella General Plan EIR, the property located in areas with Undetermined Paleontological Resource Sensitivity. These areas are found to be “underlain by Lake Cahuilla sediments, but have been disturbed by agriculture or overlain by recent sediments.” The current conditions of the project site indicate there has been previous disturbance including agriculture uses and does not contain any known unique geologic features. Nonetheless, the project will comply with existing regulations and guidelines in place during grading and construction activities. Therefore, impacts under this topic are considered less than significant.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

The project is not expected to affect any human remains, including those interred outside of formal cemeteries. The project will comply with Section 7050.5 of the California Health and Safety Code to take appropriate action in the event of any findings. No impacts related to human remains are anticipated to result from the proposed project following implementation of the following measures.

Cumulative Impacts: None

Mitigation Measures:

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1. In compliance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Riverside County Coroner must be notified immediately.
2. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

VI. GEOLOGY AND SOILS -- Would the project:

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Discussion:

According to the City of Coachella General Plan Update 2035 Environmental Impact Report (GPU EIR) No known active faults traverse the project site or are found near it. According to the Faults and Fault Zones Figure (4.5-3), the nearest Alquist-Priolo Fault Zone is located approximately 3 miles to the northeast. Alquist-Priolo Maps are corroborated by the Riverside County Seismic Faults and Fault Zones database and by the Coachella General Plan Geotechnical Hazards Summary Map. The nearest seismic feature to the project site is the Coachella Valley Segment of the San Andreas Fault Zone. This southwest trending zone is located approximately 3 miles northeast of the site. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. The GPU EIR indicates that fault ruptures usually follow preexisting faults, which are zones of weakness. Ruptures may occur suddenly during an earthquake or slowly in the form of fault creep. Sudden displacements are more damaging to structures because they are accompanied by shaking, while fault creep is the slow rupture of the earth's crust. The GPU EIR indicates that the subject property contains no mapped faults; no impacts are anticipated related to onsite fault rupture.

Cumulative Impacts: None

Mitigation Measures: None

ii) Strong seismic ground shaking?

Discussion:

According to the City GPU EIR, the City of Coachella is considered a seismically active area due to the presence of the San Andreas and other nearby fault zones. The nearest mapped fault zone is found approximately 3.0 miles from the site. The inherent seismic activity associated with the Coachella Valley

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and Southern California is anticipated to generate intense seismic shaking during the design life of the project. The Ground Shaking Risk Figure (4.5-4) identifies the subject property as having an approximate estimated Ground Shaking Risk of 250%. However, through compliance with seismic safety and all applicable provisions of the California Building Code (CBC), the proposed facilities will be constructed in a manner that reduces the risk of seismic hazards (Title 24, California Code of Regulations). Furthermore, remedial grading and construction to the most current CBC guidelines and seismic design coefficients at the time of construction will work to reduce exposure of people or structures to adverse effects to the greatest extent possible. The buildings that are part of this project will implement construction features that will not only safeguard the structures against internal activities, but also against seismic hazards. Less than significant impacts are expected related to exposure to adverse effects related to fault hazard zones. Following implementation of standard conditions and recommendations included in the CBC, impacts are expected to be less than significant.

Cumulative Impacts: None
Mitigation Measures: None

iii) Seismic-related ground failure, including liquefaction?

Discussion:

According to the existing City GPU EIR, the site lies within an area of High Liquefaction Risk (Figure 4.5-5). Liquefaction is a hazard associated with intense ground shaking. During seismic events, the earth accelerates and soils can destabilize, particularly when sufficient water is present in the soil. The destabilized soil and water can mix, resulting in liquefaction. Liquefaction is generally associated with shallow groundwater conditions (within the first 50 feet) and the presence of loose and sandy soils or alluvial deposits.

The Phase 1 Environmental Site Assessment prepared for the property in 2004 identified groundwater at a depth of approximately 48 feet below ground surface. However, the report also established that due to fluctuations influenced by rainfall and local groundwater pumping operations. The GPU EIR indicates that High and Very High liquefaction potential is a hazard for any current or future development in this area.

The GPU EIR acknowledges that completely avoiding all areas susceptible to earthquake-induced liquefaction or settlement is generally not feasible. However, through engineering based solutions such as reinforced pad design and properly engineered and compacted soil, liquefaction issues can be largely eliminated. Through the development review process of proposed structures in the Planning Area, a site-by-site analysis is required to determine if structures are allowable, or to assess building design and check that proposed structures meet existing regulations or applicable codes.

The Safety Element of the GPU requires the following measures as Standard Conditions for Projects located in designated Liquefaction Areas.

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1. Liquefaction assessment studies: Require liquefaction assessment studies be conducted for all projects proposed in areas identified as potentially susceptible to liquefaction (Plate 1-3, Technical Background Report). These studies need to be conducted in accordance with the provisions in the Seismic Hazards Mapping Act and the most recent version of the California Geological Survey's Special Publication 117: Guidelines for Evaluating and Mitigating Seismic Hazards in California.
2. Liquefaction mitigation: In areas where geotechnical testing shows the sediments are susceptible to liquefaction, require the implementation of mitigation measures as a condition of approval. Liquefaction mitigation measures shall be applied to all habitable structures, bridges, roadways, major utility lines and park improvements to be built in these areas.
3. Critical facility siting: Regulate the location of new essential or critical facilities in areas that could be affected by geologic hazards by comparing, during the project feasibility stage, the location of the proposed facilities with the mapped areas in the Technical Background Report identified as susceptible to natural hazards.

As noted within this CEQA analysis the project is in compliance with the existing Industrial Zoning and General Plan Designations. Following implementation of Standard Conditions related to structures of industrial uses, impacts are expected to be less than significant.

Cumulative Impacts: None
Mitigation Measures: None

iv) Landslides?

Discussion:

The topography of the site and surrounding lands is relatively level throughout and precludes the occurrence of landslides and mudflows. No mountains or hillsides occur immediately adjacent to the project site and vicinity. GPU EIR Figure 4.5-6: Landslide Risk indicates that the subject property is not located in an area with Landslide Potential. No impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

Based on the GPU EIR Figure 4.5-8: Erosion Potential, the soils on the project site exhibit a combination of both High Potential and No Potential for Erosion. GPU EIR Figure 4.5-7 indicates that the onsite soils are categorized as Lake and Distal Deposits described as fine-grained sand, silt and clay of the valley floor.

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Site soils are susceptible to wind and water erosion. Standard construction measures to reduce seasonal flooding and waterborne erosion will be incorporated into site grading plans. These include the onsite retention of 100 percent of storm water and removal and re-compaction of the near surface soils, based on soil engineering testing. To address windborne soil erosion, adequate paving, gravel placement and stabilization will be incorporated into the project. The initial stages of project construction include grading activities that would alter existing conditions on the property by removing topsoil and vegetation; however, through the implementation of mitigation measures, these alterations and related impacts will be less than significant.

The GPU EIR further indicates that construction must comply with the project specific Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices, which are part of the site's grading plans that specify erosion control measures (refer to Section 4.7, Hydrology and Water Quality for additional information on requirements and Section 4.11, Air Quality for additional information on regulations pertaining to dust control).

As a Standard Condition the project will be required to implement the following GPU Policy:

1. Geotechnical Investigations: Require all development proposals in the City to conduct as a condition of approval, geotechnical and engineering geological investigations prepared by state-certified professionals (geotechnical engineers and engineering geologists, as appropriate) following the most recent guidelines of the California Geological Survey and similar organizations that address as a minimum the site specific geologic hazards identified in the GPU Technical Background Report.

The following Standard Conditions will also be required:

2. A grading plan that outlines measures to contain any run off will be prepared and submitted to the City for approval.
3. All future grading shall be performed in accordance with the grading ordinance of the City of Coachella. The site is greater than one acre in size and will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as the South Coast Air Quality Management District's regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading the site.
4. The project proponent shall prepare and implement (throughout all construction activities) a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan.

Following implementation of standard conditions, the project is expected to have less than significant impacts relative to soil erosion or loss of topsoil.

Cumulative Impacts: None

Mitigation Measures: None

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- c) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Discussion:

According to the GPU EIR, the Imperial and Salton soil series are considered to have a low to high expansion potential. These soils generally occur in the southern portion of the Planning Area, as shown by Figure 4.5-7: Soils Classification. The subject property is not located in these areas. The California Building Standards Code contains minimum requirements for construction on expansive soils. Development in the Planning Area would need to comply with California's Building Standard Codes to ensure structures are sound and engineered to reduce impacts from expansive soils. These codes outline minimum criteria for the structure and maintenance of buildings to provide stable buildings that can handle, or reduce impacts from, geological hazards. In addition, the CGPU has supporting policies to ensure development has conducted site-specific reports to be required for future development projects by the following General Plan policy from the Safety Element mentioned in the previous discussion. Impacts from expansive soils are expected to be less than significant following implementation of standard conditions found above in VI (b).

Cumulative Impacts: None

Mitigation Measures: None

- d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion:

Project development does not include the use of septic tanks or alternative wastewater disposal systems. The Coachella Sanitary District currently provides wastewater sanitary services to the property and vicinity. The project will connect to existing sewer systems. No impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

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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?

Discussion:

Greenhouse gas (GHG) is a gaseous compound in the Earth's atmosphere that is capable of absorbing infrared radiation, thereby trapping and holding heat in the atmosphere. Common greenhouse gases in the Earth's atmosphere include: water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO₂ as byproducts, thereby impacting the levels of GHG in the atmosphere.

To address the long-term adverse impacts associated with global climate change, implementation of *The Governor's Executive Order S-3-05* would reduce greenhouse gas (GHG) emissions in California 80 percent below 1990 levels or 90 percent below current levels by the year 2050. Achieving this objective would contribute to efforts made around the globe to stabilize the global climate by capping GHG concentrations.

With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. However, there is currently no statewide or city-adopted threshold for GHG emissions. The SCAQMD has adopted a screening threshold of 3,000 MTCO₂e per year for stationary source emissions for small land use projects. The proposed date processing facility will add a new land use, and as a result, an increase of greenhouse gas emissions is expected. However, the annual GHG emissions associated with the operation of the proposed date processing facility is 5.35.08 MTCO₂e per year as summarized in Table VII-1 (Urban Crossroads, October 2014). Direct and indirect operational emissions associated with the project are compared with the SCAQMD threshold significance for all land use projects, which is 3,000 MTCO₂e per year. Less than significant impacts are anticipated.

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Table VII-1 Greenhouse Gas Annual Emissions Summary

Table with 5 columns: Emission Source, CO2, CH4, N2O, Total CO2E. Rows include Annual construction-related emissions, Area, Energy, Mobile Sources, Waste, Water Usage, and Total CO2E (All Sources) = 535.08.

Source: CalEEMod™ output, See Appendix 3.1 for detailed model outputs. Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

Table results include scientific notation. e is used to represent times ten raised to the power of (which would be written as x 10^b) and is followed by the value of the exponent

Cumulative Impacts: None
Mitigation Measures: None

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? [checkbox] [checkbox] [checked checkbox] [checkbox]

Discussion:

California's Global Warming Solutions Act of 2006 (AB32) required the CARB to establish a greenhouse gas (GHG) emissions cap for the year 2020 and adopt mandatory reporting rules for significant sources of GHG. The SCAQMD adopted an interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to projects where the SCAQMD is the lead agency. The proposed project is not anticipated to conflict with the plan and policies established under Assembly Bill 32, Senate Bill 375 or Senate Bill 97. Less than significant impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

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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?

Discussion:

As previously discussed, the proposed date packing and processing plant will include of three primary buildings and supporting facilities within an access-controlled 7-acre property. Building 1 of approximately 26,660 square feet would contain an office space of 1,687 square feet, a lounge of 1,160 square feet, a processing area of 9,990 square feet, a cooler section of 9,968 square feet and a shaded area of 3,663 square feet. The shade feature would support the truck dock operations on the west side of the building. The office area would occupy the northern end of the building. Buildings 2 and 3 would occupy a southern part of the property, consisting of a dryer facility of 5,975 square feet and a freezer of 6,000 square feet respectively. The project would also include outdoor staging areas within the fenced property limits for a truck scale, a scale house, truck unloading, and pallet storage.

The nature of this project does not involve the management, routine transport, use or disposal of substantial amounts of hazardous materials as a primary function or operation. It is expected that some hazardous materials would be managed on-site in minor amounts to support on-site operations, including equipment maintenance and cleaning. Industry safety standards would require that such materials be properly stored and handled. Moreover, all on-site operations would be performed and managed by trained individuals and routine access by the public would not take place.

The proposed operations will occur within access-controlled and fenced limits in a designated Industrial District of the City. The access restrictions on the property are similar to those of other properties in the vicinity due to the nature of such facilities. The new facility will incorporate strict safety measures into the project design and equipment operations to reduce the hazards associated with this industrial activity. Pursuant to Chapter 8.28 of the Adopted City Fire Code and corresponding sections of the Uniform Fire Code, the unprotected bulk storage of flammable and combustible liquids is prohibited. Any deviations from the corresponding Fire Code requirements may be allowed only upon specific written findings but the fire chief. The materials stored in this facility will be handled and disposed of according to local, state and federal regulations. Impacts related to this issue are expected to be less than significant.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

Discussion:

The proposed Project site is located in an industrial sector of the City, south of Industrial Way and west of Enterprise Way. Accordingly, there are no residential uses within the District or near the Property. The nearest residential uses to the Project are located north of Avenue 52, at a distance of approximately 1,400 feet. The proposed development will involve the operation of equipment and machinery by trained staff. Accordingly, any use of petroleum products or hazardous materials, expected to be in small amounts, would be managed on-site in the proper containers and facilities as required by the industry standards. Moreover, the existing Coachella Fire Code regulations do not allow for the aggregate storage capacity of liquefied petroleum in excess of 2,000 water gallons. Solid waste produced by the project will be stored in a designated staging area with trash enclosures detached from any building or working area. To further minimize any potential public exposure to accidental risks, proper construction and safety operation measures will be implemented. Facility employees shall be trained on safety rules to prevent personal or public risk. Furthermore, the site will be properly fenced, gated and accessible only to employees and business-related visitors. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

No existing or proposed schools are found within a one-quarter mile radius of the project site. The nearest school to the project site, Valle Del Sol Elementary, is located approximately 2,000 feet to the northwest. Project implementation is expected to result in a less than significant impact.

Cumulative Impacts: None

Mitigation Measures: None

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

According to the internet-based information resources compiled under Government Code 65962.5 and subsections, the project site is not listed as a hazardous material site or as a site with environmental concerns or records. The findings of a Phase I Environmental Site Assessment, performed in April of 2004 by Phase One Inc for a property that included the Project Site, did not find any major or minor environmental concerns. Based on the nature of the proposed operations, the site would not be listed in a future listing of hazardous material sites pursuant to Government Code 65962.5. Less than significant impact is expected to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- 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?

Discussion:

The project is located 1.6 miles north of the Jacqueline Cochran Regional Airport (formerly Desert Regional Airport and Thermal Airport). The Riverside County Airport Land Use Compatibility Plan (RCALUCP) establishes policies applicable to land use compatibility planning in the vicinity of airports throughout Riverside County. The Plan includes compatibility criteria and maps for the influence areas of individual airports. According to the Plan, the project site is situated in the airport influence area of the Jacqueline Cochran Regional Airport, specifically in an area designated as Zone "C". The Riverside County Airport Land Use Compatibility Plan identifies Zone "C" as an Extended Approach/Departure Zone, requiring development criteria to reach land use consistency. The prohibited uses within this zone include children's schools, day care centers, libraries, hospitals, nursing homes, buildings with more than 3 above ground habitable floors, highly noise-sensitive outdoor nonresidential uses, and hazards to flight. The project will not include the prohibited uses under the ALUCP designation. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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?

Discussion:

The project is not within the vicinity of a private airstrip. No impacts are expected related to this issue.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

The proposed Project design includes vehicular access points on Industrial Way within a designated Industrial District of the City. Standard project operations on-site and the transport of product associated with the facility are not expected to pose an impairment or physical interference to the adopted emergency response measures of the City, resulting in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

- 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?

Discussion:

The project is not adjacent to or intermixed with wildlands. No impacts are expected related to wildland fires.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

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

Discussion:

The Clean Water Act (CWA) of 1972 establishes regulations pertaining to the discharge of pollutants to waters of the U.S. from any point source. Subsequent amendments to the CWA in 1987 established a framework for regulating non-point source stormwater discharges under the National Pollutant Discharge Elimination System (NPDES). The NPDES storm water program, implemented by the State Water Resources Control Board (SWRCB), regulates storm water discharges from construction sites that disturb one or more acres of land, municipal separate storm sewer systems (MS4s), and major industrial facilities.

In the State of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) administer the regulation, protection and administration of water quality under the NPDES. Specifically, the Project and the City of Coachella are located within the Colorado River Region (Region 7). Under the NPDES, the Project must comply with the State’s Construction General Permit (Order No. 2009-0009-DWQ as amended by 2010-0014-DWQ) because it would encompass more than one acre. Compliance with the Construction General Permit involves the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) designed to reduce any potential adverse impacts to surface water quality during the period of construction for the entire area that is temporarily disturbed by the project as well as its surroundings.

The SWPPP shall be prepared by a Qualified SWPPP Developer registered with the State of California. The plan will involve a site analysis and an assessment of the planned construction activities to identify opportunities for incorporating best practices and compliance measures. The SWPPP shall identify site specific BMPs to be implemented during and after construction to minimize the potential pollution of storm water runoff and receiving waters. Such BMPs shall be designed to eliminate or minimize the discharge of pollutants from the construction activities, which can be summarized under the following categories:

1. Good housekeeping practices for waste management, vehicle and equipment cleaning, and material handling and storage.
2. Construction procedures such as stabilized construction access points, scheduling/phasing to minimize areas of soil disturbance, soil stabilization and erosion/sediment control.
3. Measures to control debris disposal, releases of sediment laden liquids, spills, leakage, and dumping, and to prevent illicit connections during construction must be addressed through structural as well as non-structural BMPs.
4. Proper identification of individuals, their roles and responsibilities, including the Legally Responsible Person (LRP) or Assigned Signatory (AS), Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), contractors, and subcontractors.
5. Proper management of permit registration documents

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During construction, the project will also be required to comply with Rule 403 and 403.1 South Coast Air Quality Management District's (SCAQMD) regulations by implementing a Fugitive Dust (PM10) Management Plan. Although implementation of the Fugitive Dust Control Plan largely pertains to air quality, it also supports water quality protection by requiring continuous soil stabilization measures to minimize or prevent sediment erosion and track out, which have the potential to transport construction-related pollutants off-site if not contained. The concurrent implementation of the SWPPP and Dust Control Plan plans will minimize the potential construction-related impacts to water quality at the site and its surroundings and result in less than significant impacts.

Furthermore, the Project is expected to provide on-site storm drain system improvements to comply with the Water Quality Control requirements of the City, as established in Chapter 13.16 in the Code of Ordinances. The improvements include a drainage swale on the eastern edge of the site and a retention basin in a southern part of the property to accept runoff from the impervious surfaces of the project. In doing so, the Project will avoid impacts to the normal functioning of the City's storm drainage system, including alterations to the capacity of the existing storm drain system, channel or related structures. The Project proponent will be required to develop and implement a Project-Specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. The Project-Specific WQMP will establish a strategy of site design, source controls, treatment controls and on-going maintenance measures to address post-construction runoff quality and quantity. Such compliance and implementation protects the receiving waters and avoids project violations to the established water quality standards and waste discharge requirements. As a standard process for new development projects, the Project-Specific WQMP must be submitted and approved prior to the first discretionary project approval or permit.

The combination of best management practices identified in a Project-Specific WQMP is based on an assessment of the potential project pollutants that are generally known to be produced by the proposed Project land uses compared with the known pollutants that are causing impairments on the receiving waters based on the most recent version of the Clean Water Act Section 303 List of Impaired Water Bodies. The receiving body of water of the Project is the Coachella Valley Storm Water Channel, which is impaired by multiple pollutants, including Pathogens, Toxaphene, Dieldrin, DDT (Dichlorodiphenyltrichloroethane), and PCBs (Polychlorinated Biphenyls). The proposed project will not produce toxaphene because the use of this substance has been illegal since 1990; therefore, it will not be used or form part of the proposed development. The project will not produce pollution from polychlorinated biphenyls (PCBs) because manufacturing this substance stopped in 1977 and its application was banned in 1979. The project will not generate Dieldrin pollution in urban runoff because the use of this substance was related to agricultural operations (found in pesticides for crops) and it has been illegal since 1987; therefore, it will not be used or form part of the proposed development. The project is not anticipated to generate DDT pollution in urban runoff because the use of this substance has been banned since 1972; therefore, it will not be used or form part of the proposed development.

The Project-Specific WQMP also outlines the required maintenance practices necessary to ensure that the water quality facilities remain effective during the life of the project. These include a maintenance covenant, inspection and maintenance program, with regular monitoring for all proposed measures and

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devices. Following implementation of regional and local requirements related to runoff quality and quantity, impacts to water quality are expected to be less than significant.

Cumulative Impacts: None

Mitigation Measures: None

- 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)?

Discussion:

The proposed project will result in the development of a 7-acre date packing and processing facility within an existing Industrial District that is partially undeveloped. Groundwater serves as the primary source of domestic water supply in the Coachella Valley. The City of Coachella Water Authority (CWA) provides potable water to the City, by extracting groundwater from the lower Whitewater River groundwater basin. The CWA domestic water supply and distribution system includes wells, reservoirs, booster stations, and distribution lines. According to the Coachella Valley Water District (CVWD), the lower Whitewater River sub-basin is currently in overdraft condition, which could result in the unavailability of water supply for future urban growth. As required by the policies of the City of Coachella General Plan, the City continues to cooperate with CVWD and other agencies/jurisdictions in implementing a groundwater replenishment program capable of ensuring the viability of the lower Whitewater sub-basin.

The proposed project design is expected to incorporate water conservation measures that can include low flow fixtures and appliances; drought tolerant landscaping; and water conserving irrigation practices. The Project shall abide by all applicable state codes, jurisdictional Water Efficient Landscape Ordinances, and the water conservation recommendation of the California Department of Water Resources and water districts. The proposed maintenance yard will be expected to follow water conservation guidelines included within the Coachella General Plan to mitigate impacts to public water supplies. As a result, construction and implementation of the proposed facility is not expected to deplete groundwater supplies and interfere substantially with groundwater recharge. Therefore, less than significant impacts are expected to result from the proposed project.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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?

Discussion:

No streams or rivers traverse the project site. The nearest surface water is contained in the levee-protected Coachella Valley Storm Channel, located approximately 3,300 feet to the east. Although the project will result in an increase of on-site impervious surfaces, which has the potential to increase runoff volume and/or flows, a proposed retention basin will accept and infiltrate the project runoff to minimize runoff discharge into the City's MS4 system and proximate receiving waters. Final improvements, including landscaping, will serve to stabilize soils throughout the life of the Project. Implementation of Best Management Practices, as stipulated in the Project Specific Water Quality Management Plan, will help further prevent the release of soils, sediment and pollutants from leaving the project site. Less than significant impacts are anticipated related to any future on-site development.

Cumulative Impacts: None

Mitigation Measures: None

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Discussion:

As previously indicated, no streams are found on the project site or in the immediate vicinity; therefore, alteration of existing onsite drainage pattern will not result from the development. The project design will incorporate a stormwater retention basin and a strategic landscape design, resulting in an efficient system for controlling and retaining storm flows. The increase in rate and volume of surface runoff resulting from project development are not anticipated to create or cause flooding on-site and off-site. The City's requirement to retain 100 percent of the Project runoff will be followed, resulting in less than significant impacts.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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?

Discussion:

The proposed Project will introduce permanent impervious surfaces to the undeveloped site in the form of structures, parking and hardscape. Such increase of imperviousness condition has the potential to increase the stormwater runoff flow rate, volume and duration compared to the existing (pre-development) condition. The Project will prevent urban runoff impacts through the design and implementation of a storm drain system and retention facilities to treat the storm runoff in accordance with the City and regional watershed requirements. Such facilities will be designed according to the project-specific Water Quality Management Plan (WQMP) and Storm Drain Engineering Design.

The proposed surface retention basin will function by accepting and dissipating first-flush runoff flows, thus minimizing its contribution of runoff during rain events. The facilities will also dissipate potential pollutants generated by the project with the pollutant removal capacities outlined in the project-specific WQMP. Only pre-treated storm runoff in excess of the BMP treatment capacity will leave the site in a pretreated condition. The project is expected to meet the hydrologic conditions set forth by the City of Coachella and not result in hydromodification impacts to the receiving drainage system capacity. Less than significant impacts are anticipated to result from the project.

Cumulative Impacts: None

Mitigation Measures: None

- f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion:

Based on Flood Insurance Rate Map (FIRM) number 06065C2270G (Effective Date August 28, 2008), the proposed development is not located within a 100-year flood hazard area, as mapped by the Federal Emergency Management Agency (FEMA). Rather, the property is located within an “area with reduced flood risk due to levee” due to the Coachella Valley Stormwater Channel improvements. This zone is also known as the “shaded” portion of Zone X, which is considered to be a moderate-to-low risk area where flood insurance is available, but not mandatory. Flood Zone X designations correspond to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or *areas protected from the 100-year flood by levees*. The project does not include housing; therefore, no impacts are anticipated.

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Cumulative Impacts: None
Mitigation Measures: None

- g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Discussion:

As shown in the federal Flood Insurance Rate Maps 06065C2270G (Effective Date August 28, 2008), the entire property is located outside of any 100-year flood hazard area. Due to these conditions, no structures proposed by the Project will be developed within a 100-year flood hazard area nor will any proposed improvements impede or redirect its flows. No impacts are expected.

Cumulative Impacts: None
Mitigation Measures: None

X. LAND USE AND PLANNING - Would the project:

- a) Physically divide an established community?

Discussion:

The project site sits on approximately 7 acres of undeveloped land located in an industrial area designated by the City of Coachella's General Plan as "Industrial Development", which is also reflected by the City's zoning designation of M-H (Heavy Industrial). As previously described, the project forms part of an industrial land use area south of Avenue 52. The land north of Avenue 52 and northeast of the project site consists of partially developed residential uses ranging from single to multi-family. The proposed project operations on vacant and previously disturbed land surrounded by industrially zoned uses on the north, east, south and west are consistent with the General Plan's existing Land Use and Zoning designations. Future development that results from the project will not disrupt or divide the physical arrangement of an established community. No impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

- 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?

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

The applicant proposes to develop 7 acres on a single parcel into a date packing and processing facility. According to the City Zoning map, the entire subject property is zoned Heavy Industrial (M-H). This zone is intended to provide for and encourage the orderly development of heavy industrial uses within the community. Additionally, this zone provides area for a broad spectrum of heavy industrial activities and their ancillary uses. The project site plan would cover approximately 26,660 square feet fronting Industrial Way. Three buildings are proposed; building 1 would contain an office space, lounge, processing area, cooler, and shaded truck dock. Buildings 2 and 3 would consist of a dryer facility and freezer. The proposed project will be consistent with the vicinity’s existing conditions and general plan designation. The heavy industrial zone, which the project is found, is generally segregated from the City’s intense residential and commercial uses. The project’s physical characteristics and internal operations will not conflict with any of the City’s land use, zoning or other regulatory policies. Contrastingly, the project will promote the City’s General Plan goals by diversifying the land use mixture and provide employment. No impacts are anticipated as a result of the proposed project.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

As discussed previously, the project is situated within the Coachella Valley Multiple Species Habitat Conservation Plan area (CVMSHCP). The CVMSHCP is a multi-agency effort outlining policies for the region’s conservation of habitats and natural communities. A property can either be located within the plan area boundaries, or form part of a specific conservation area. The proposed project is located outside of a CVMSHCP conservation area. The closest conservation area, East Indio Hills Conservation Area, is found approximately 2.7 miles to the north. The project will comply with the existing CVMSHCP Mitigation Fee Ordinance. Pursuant to the CVMSHCP Mitigation Fee Ordinance, the project’s 7 acres of industrial development is expected to incur a total of \$39,200 in mitigation fees. This total results from multiplying the \$5,600 per-acre fee for industrial construction, by the project’s total acreage (7). Less than significant impacts are expected with project implementation.

Cumulative Impacts: None
Mitigation Measures: None

XI. MINERAL RESOURCES -- Would the project:

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

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

The Coachella General Plan EIR indicates that the property is located in an area classified as MRZ-1 zone by the California Department of Mines and Geology (CDMG). MRZ-1 areas are designated where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. According to the same City document, the project is not found in areas with moderate-to-high potential for sand, gravel, clay or mineral resource deposits. A number of active mining operations are located approximately southeast of the project site, outside the corporate limits of the City of Coachella. No impacts are expected to result from project implementation.

Cumulative Impacts: None

Mitigation Measures: None

- 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?

Discussion:

The property is not located within a mineral resource recovery site. No impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion:

Noise is defined as unwanted sound that disrupts normal activities or that diminishes the quality of the environment. It is usually caused by human activity that adds to the existing acoustic setting of a locale. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The human ear does not respond uniformly to sounds at all frequencies, being less sensitive to low and high frequencies than to medium frequencies that correspond with human speech. In response to this, the A-weighted noise level or scale has been developed to correspond better with peoples' subjective judgment of sound levels. This A-weighted sound level is called the "noise level" referenced in units of dB(A).

Several scales have been developed which address community noise levels. Those that are applicable to this analysis are the Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL). Leq is the average A-weighted sound level measured over a given time interval. The CNEL noise

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measurement allows the total noise exposure of an area resulting from many individual noise events over a long period of time to be summed and expressed as a single value and mapped as a series of contour lines around the noise source. The existing General Plan EIR identifies a number of noise sensitive receptors. These receptors consist of land uses such as schools, hospitals, rest homes, long-term care facilities and residential areas. In the project vicinity, the residential area northwest of the project is specifically identified as an area sensitive to intrusive noise. Such areas have a have a maximum acceptable exterior noise standard of 65 CNEL.

The proposed development is found in an existing Light Industrial sector of the City that is zoned for a range of manufacturing activities (Manufacturing Heavy) and no sensitive receptors to noise (e.g. residential uses). As previously described, the Project will accommodate a range of operations that include date packing and processing. Some activities, such as product storage, loading, unloading, and internal transport, will involve the routine use of outdoor staging areas. These operations are similar to other agricultural packing and processing facilities within the Industrial District, including the property across Industrial Way to the north. Although all operations will take place within fenced property boundaries, the facility will result in an increase of noise levels compared to the existing undeveloped condition. This increase is not expected to be significant or incompatible with its surroundings.

Project construction activities will generate a short-term increase in the existing noise levels. Two types of noise impacts should be considered during future construction activities. First, the transport of workers and equipment to the site will incrementally increase noise levels along the roadways leading to and from the site. The increase although temporary in nature could be audible to noise receptors located along the roadways utilized for this purpose. Second, the noise generated by the actual on-site construction activities. The project will abide by Municipal Code regulations for construction hours. The City of Coachella will condition the project for seasonal construction noise hours. The schedule, as outlined in the City of Coachella Municipal Code Chapter 7.04.060, is listed below:

<i>Season 1: October 1st through April 30</i>		<i>Season 2: May 1st through September 30th</i>	
Monday – Friday	6:00 am to 5:30 pm	Monday – Friday	5:00 am to 7:00 pm
Saturday	8:00 am to 5:00 pm	Saturday	8:00 am to 5:00 pm
Sunday	8:00 am to 5:00 pm	Sunday	8:00 am to 5:00 pm
Holidays	8:00 am to 5:00 pm	Holidays	8:00 am to 5:00 pm

The following measures will help minimize impacts to less than significant levels:

- 1) All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.
- 2) Approved haul routes shall be used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations.
- 3) All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.
- 4) Every effort shall be made during construction activities to create the greatest distance between noise sources and noise sensitive receptors located in the vicinity of the project site.
- 5) Stationary equipment should be placed such that emitted noise is directed away from noise-sensitive receptors.

Less than significant impacts are anticipated.

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Cumulative Impacts: None
Mitigation Measures: None

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

Groundborne vibration is an unusual environmental problem that can have the same detrimental psychological impacts as airborne disturbances. Groundborne vibration, also referred to as earthborne vibration, can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can generate a heightened disturbance in residential areas. These vibrations can disturb residential structures and household items while creating difficulty for residential activities such as reading or other tasks. Although groundborne vibration is sometimes perceptible in an outdoor environment, it is not a problem as it is when this form of disturbance is experienced it inside a building.

Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks and construction activities that include pile driving, blasting, earth moving and heavy vehicle operation commonly cause these vibrations. Maintenance facilities similar to the proposed project have also been identified as groundborne vibration generators. Other factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil and surface types.

The project is part of an existing industrial sector of the City, designated for Light Industrial land uses and zoned for Manufacturing Heavy activities. The trucks and other vehicles that presently occupy the local roadway produce varying levels of groundborne vibration. Impacts to the existing environment resulting from groundborne vibration will be most perceptible during the short-term construction period of this project. Operation-related impacts may be caused occasionally during materials loading and unloading. As previously discussed, the Project site is not located near any residential uses or other facilities that may be deemed sensitive receptors or incompatible with the proposed activities. Less than significant impacts are anticipated.

Cumulative Impacts: None
Mitigation Measures: None

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

Discussion:

The Project property is a vacant parcel of land. Therefore, it does not represent an existing source of ambient noise. The Project vicinity is composed of vacant and developed properties that accommodate a range of warehousing and related operations similar to the proposed Project. As a result, existing sources of noise within the Industrial District can be attributed to traffic, facility operations and railroad

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

operations. Future development of the vacant properties in this locale, including the Project, can be expected to result in an increase of ambient noise levels. Foreseeable sources of noise include material loading, unloading, and the operation of transport trucks and supporting equipment. The anticipated increase in noise levels compared to the undeveloped condition is not expected to result in adverse effects to a local population or be deemed incompatible with the surrounding uses and facilities. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

During the construction of the proposed facility, a temporary increase in the ambient noise levels in the project vicinity will occur. However, these construction activities will take place within the designated hours established by the City of Coachella and not adjacent to or near any residential uses or other sensitive receptors. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

The project is located within two miles of the Jacqueline Cochran Regional Airport (formerly Desert Regional Airport and Thermal Airport). The Riverside County Airport Land Use Compatibility Plan indicates the project site to be within the airport influence area of the Jacqueline Cochran Regional Airport, specifically in Zone "C," an Extended Approach/Departure Zone. However, as shown in the Noise Compatibility Contours exhibit of the Airport Plan, (Map JC-3, Page 3-19), the project site is located outside of the current and future peak season 65 CNEL noise contours associated with the Jacqueline Cochran Regional Airport. Therefore, no employee in the project area will be exposed to excessive noise levels associated with the airport uses. The project impacts associated with this issue are expected to be less than significant.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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?

Discussion:

The project does not occur within the vicinity of a private airstrip. No impacts are anticipated related to this issue.

Cumulative Impacts: None

Mitigation Measures: None

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)?

Discussion:

The proposed project consists of development of a Date Packaging facility. The project occurs in a Light Industrial (IL) land use area zoned for Manufacturing Heavy (M-H). The proposed project is consistent with the uses and operations that the City’s General Plan Update and Zoning Code currently allow.

While the project may encourage relocation to the area for employment, the number of employees would be relatively minor considering the facility’s purpose and square footage. This future project is not expected to directly or indirectly induce substantial population growth in this sector of the City.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

The entire property is currently vacant land designated for industrial and manufacturing activity. No impacts related to this issue are expected since the proposed project will not displace any existing housing.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

Discussion:

As mentioned above, the entire property is currently vacant. No impacts are expected related to this issue given that the proposed project will not displace any person.

Cumulative Impacts: None

Mitigation Measures: None

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Discussion:

The Riverside County Fire Department, under contract with the City of Coachella, provides 24-hour fire protection and emergency medical services to the project area. The City of Coachella has one fire station, Battalion 6 Coachella Fire Station No.79, located at 1377 6th Street and approximately 3.3 miles to the northwest from the project site. Station 79 is staffed by 18 full time career personnel and 10 volunteer firefighters and equipped with 2 type 1 fire engines. Additional RCFD stations are located in La Quinta, Indio and Thermal. Thermal Fire Station No. 39 is located 3.6 miles to the south of the City’s corporate limits at the Jacqueline Cochran Airport.

The proposed project will construct a warehouse facility comprised of three main structures to be utilized as a date packing and processing facility in an existing industrial complex. Based on the projects site’s proximity to the two existing fire stations, the proposed project would be adequately served by fire protection services, and no new or expanded facilities would be required.

The project will be required to implement all applicable fire safety requirements. This would include installation of fire hydrants and sprinkler systems inside buildings. In addition, the project would be required to comply with the City’s Development Impact Fees (DIF) to help with the cost of funding public facilities, including fire. Impacts to fire protection facilities are anticipated to be less than significant

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Cumulative Impacts: None
Mitigation Measures: None

Police protection
Discussion:

Police services are provided to the project area by the Coachella Police Department, which operates a substation from the Riverside County Sheriff’s Department and is located at 82-695 Dr. Carreon Blvd. in Indio, approximately 7.6 miles northwest of the subject property. The department operates out of a single facility with response times of about 3 minutes for emergency calls. According to the Draft EIR for the Coachella General Plan 2035 Update, the department currently counts on 36 sworn officers and 2 un-sworn officers, totaling 38 positions. Based on the 2010 City population of 40,704, the resulting officer-to-resident ratio is approximately .64 per 1,000 City residents. Although the proposed project may require police protection, this demand is not expected to hinder the City’s ability to provide police protection services. The project will be required to comply with the City’s Development Impact Fees (DIF) to help with the cost of funding public facilities, including police and fire. Impacts to police protection are anticipated to be less than significant.

Cumulative Impacts: None
Mitigation Measures: None

Schools
Discussion:

The development of the proposed facility would not create a direct demand for school services, as the subject property proposes non-residential uses. Employment generated by uses of the proposed project would not draw a substantial number of new residents that would generate school age children requiring public education. All though the project will not add to the demand of school services, it will be required to pay development fees to the Coachella Valley Unified School District for new construction. No impacts are anticipated to result from project implementation.

Cumulative Impacts: None
Mitigation Measures: None

Parks
Discussion:

As discussed below in items XV(a) and XV (b), the proposed project would not create additional demand for public park facilities, nor result in the need to modify existing or construct new park facilities. Implementation of the proposed Project would not adversely affect any park facility and no impacts are anticipated.

Potentially Significant Impact

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Less Than Significant Impact

No Impact

Cumulative Impacts: None
Mitigation Measures: None

Other public facilities?
Discussion:

No increase in the demand for government services and other public facilities is expected beyond those discussed in this section (XIII). No impacts to other public facilities are expected.

Cumulative Impacts: None
Mitigation Measures: None

XV. RECREATION

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?

Discussion:

The project proposes to develop the site with a date palm processing facility. It does not propose any type of residential use or other land use that would generate a population that would increase the use of existing recreational facilities and regional parks. No impacts are anticipated with project implementation.

Cumulative Impacts: None
Mitigation Measures: None

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?

Discussion:

Construction of the proposed date processing facility in an already established industrial area will not involve a recreational facility. No construction or expansion of other recreational facilities is required for project implementation. No impacts to recreational issues are anticipated as a result of the proposed project.

Cumulative Impacts: None
Mitigation Measures: None

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XVI. TRANSPORTATION/TRAFFIC -- Would the project:

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

Discussion:

The Double Date Project Trip Generation Evaluation Letter was prepared for the project, by Urban Crossroads. The evaluation indicated that the City of Coachella does not have specific traffic study guidelines, therefore the analysis was prepared in accordance with the County of Riverside *Traffic Impact Analysis Preparation Guide* (most recently updated August of 2008). It was noted that the City accepts the County of Riverside traffic study guidelines and outlined methodologies. These guidelines currently indicate that if a project generates fewer than 100 peak hour trips, a formal traffic study is typically not required, as low traffic generating uses are generally required to contribute nominally to off-site improvements.

The evaluation summarized the methodology utilized to determine the trip generation attributed to the project. The trip generation rates were based upon data collected by the Institute of Transportation Engineers (ITE) for Warehouse (ITE Land Use Code 150) in the recently published Trip Generation manual, 9th Edition, 2012.

According to the evaluation letter, the ITE *Trip Generation* manual included very limited data regarding the types of vehicles that are generated (passenger cars and various sizes of trucks). Data regarding the vehicle mix was therefore obtained from a separate report; the *City of Fontana Truck Trip Generation Study* (August 2003) for the project.

Passenger Car Equivalents (PCE) factors were applied to the trip generation rates for heavy trucks (large 2-axles, 3-axles, 4+axles). A PCE factor of 1.5 was applied to large 2-axle trucks, a factor of 2.0 for 3-axle trucks and factor of 3.0 for 4+ axle trucks. These PCE factors were consistent with the values currently recommended by the San Bernardino County CMP and are accepted factors in the County of Riverside. As shown on Table 2, the Project was anticipated to generate a net total of approximately 181 PCE trip-ends per day with 15 PCE AM peak hour trips and 16 PCE PM peak hour trips.

The evaluation concluded that the proposed Project, consisting of three main structures with a total area of 38,906 square feet, is anticipated to generate less than 100 peak hour trips during both the morning and (7-9 AM) and evening (4-6 PM) peak hours. The Project's potential to impact off-site intersections is anticipated to be less than significant as the Project would generate less than the 100 peak hour trips threshold utilized by the County of Riverside.

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The proposed project would result in increased traffic from employee trip generation and daily vehicle operations. However, this increase is not substantial in relation to the existing traffic load and capacity of the industrial district's street system. The proposed facility is located at the 82,000 block of Industrial Way a Local Street. As previously mentioned, the project site forms part of a Light Industrial land use district identified as "The Industrial District" in the General Plan Update EIR. The Industrial District is currently moderately developed. The City of Coachella General Plan Update and its corresponding Circulation Element Technical Background Study contain existing and projected ADT for the City's industrial area, which represents the project vicinity. The proposed project is consistent with the exiting General Plan Light Industrial land use designation and Heavy Industrial zoning designation.

The baseline to assess any impacts associated with the additional traffic generated by the project in this document references Average Daily Traffic (ADT) and Levels of Service (LOS) attributed to Local Streets.

According to the GP Update EIR Circulation Analysis, the previous GP set the LOS "D" as the minimum acceptable LOS at all intersections. The GP Update does not explicitly set LOS thresholds for intersections. Given the lack of LOS statements in the General Plan, the minimum acceptable LOS for each intersection is assumed to D. Intersections are considered deficient and require mitigation if they are projected to operate at LOS E or LOS F. According to the City EIR Circulation Analysis "Roadway Segment Thresholds" (Table 4.9-4), this segment of Industrial Way, a Local Street, is projected, at buildout, to have a Maximum ADT of 10,400, resulting in LOS D. The GPU EIR Circulation Analysis provides a list of deficient City intersections. Industrial Way is not included. Additionally, the list of roadway segments that operated at a deficit does not list Industrial Way. This street appears to have a capacity determined by the General Plan EIR Circulation Study to adequately handle the industrial districts future traffic.

The vehicular activity associated with this site will consist of daily employee vehicle trips generation as well as the trips for larger service vehicles.

As defined by the County of Riverside, the Transportation Uniform Mitigation Fee (TUMF) program is a source of funding for interchanges, roads, and bridge facilities of major regional significance. The TUMF program is administered by the CVAG in the Coachella Valley and is implemented as a Standard Condition. Riverside County adopted the Coachella Valley TUMF through Ordinance No. 673.

Buildout of the area will impact the existing circulation system. This project will be required to pay TUMF fees and contribute a fair share percentage toward area roadway improvements. Implementation of these Standard Conditions will reduce impacts to less than significant.

Less than significant impacts related to traffic are expected.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Discussion:

The Riverside County Transportation Commission (RCTC) is the appointed County Congestion Management Agency for the Riverside County. According to the 2011 Riverside County Congestion Management Program (CMP), the minimum LOS standard for intersections and segments along the CMP System of Highways and Roadways shall be "E" unless the intersection or segment had a lower LOS (LOS "F") in 1991. Information provided to RCTC by CVAG indicates that one LOS deficiency occurred in the Coachella Valley for 2011. This deficiency was found on Ramon Road between Bob Hope Drive and Interstate Highway 10 in the County of Riverside. It was expected, however, that the segment would be improved to LOS "E" or better once the interchange project at Bob Hope Drive was completed. This interchange has subsequently been constructed. Per County CMP, most local agencies in Riverside County and Caltrans have adopted LOS standards of "C" or "D" in an effort to maintain a desired LOS for the local circulation system. As mentioned previously, the City of Coachella GPU has not established a minimum LOS. The minimum acceptable Level of Service at all intersections was assumed to be LOS D for the purposes of this analysis.

The proposed project is not anticipated to generate traffic volumes that will exceed, either individually or cumulatively the LOS standards established by the RCTC and the City of Coachella for designated roads or highways. The existing circulation infrastructure in the Industrial District of the City will adequately handle the projected (PCE) 181 +/- ADT increase in traffic resulting from project development. Less than significant traffic impacts are expected to result from the proposed project.

As discussed previously, buildout of the area will impact the existing circulation system. All future development will be required to contribute a fair share percentage toward area roadway improvements. Implementation of this Standard Condition will reduce impacts to less than significant.

Cumulative Impacts: None

Mitigation Measures: None

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?

Discussion:

The project will not increase or alter air traffic patterns. No impact is expected.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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

Discussion:

The proposed industrial development will utilize approximately 7 acres of previously cleared land and will be accessed from the north via Industrial Way. The proposed entrances to the site will utilize existing roadway infrastructure and incorporate circulation safety design. No incompatible uses or hazardous design features will result from the proposed project. All project plans shall be reviewed and approved by the City Engineering Department. Less than significant impacts are anticipated.

Cumulative Impacts: None

Mitigation Measures: None

e) Result in inadequate emergency access?

Discussion:

The proposed project provides three access points at its northern boundary via Industrial Way. The design of the project will require fire department review and approval. This review includes in-depth analysis of emergency access to the site. This process will ensure that impacts relating to access are less than significant. Less than significant impacts are anticipated related to the proposed industrial development.

Cumulative Impacts: None

Mitigation Measures: None

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

SunLine Transit Agency provides bus services to the City of Coachella through Routes 90 and 91. Line 90 provides the nearest service at Grapefruit Boulevard approximately 450 feet to the southwest. According to the GPU EIR, SunLine provides an intermediate type of service via their SunDial Bus service. SunDial provides next day, curb-to-curb transit service by reservation for any person with a SunDial ADA Certification Card.

The GPU EIR identifies an existing Pedestrian Facility approximately 0.25 miles to the north of the project on 52nd Avenue. The immediate area of the subject property does not appear to contain any other alternative transportation plans. To promote an alternative transportation mode, the project will contain a

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

designated and secure location for bicycle storage. Less than significant impacts are anticipated related to alternative transportation policies.

Cumulative Impacts: None
Mitigation Measures: None

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

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

Discussion:

The Coachella Sanitary District (CSD) is the wastewater service provider to the City of Coachella. The CSD maintains approximately 340,000 linear feet of wastewater conveyance pipeline, powered by two pump stations and serviced by a 4.5 MGD capacity, wastewater treatment plant, which serves an average daily demand of approximately 2.9 MGD. Wastewater generated by the proposed project is not expected to exceed wastewater treatment requirements of the Regional Water Quality control Board (Colorado River Basin Region). Review by the District will ensure compliance with applicable wastewater treatment requirements. Less than significant impacts are expected related to this issue and the proposed project.

Cumulative Impacts: None
Mitigation Measures: None

- 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?

Discussion:

The City of Coachella Water Department (CWD) and Coachella Sanitary District (CSD) provide domestic water and sanitary sewer service to the project site and vicinity. The project site is vacant/undeveloped land and currently not serviced by existing utilities. Infrastructure for water and wastewater is available adjacent to the property on Industrial Way, the proposed project would connect into the existing infrastructure without the need for off-site line extensions. Sewer and water connection fees in place at the time of development, in addition to any other facility fees, will be collected by CWD and CSD. No new or expanded treatment facilities are anticipated from the projects implementation; therefore, less than significant impacts are expected.

Cumulative Impacts: None
Mitigation Measures: None

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- 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?

Discussion:

The project property does not contain any notable drainage patterns. However, the project will result in decreased on-site percolation and increased run off compared to the existing pre-development condition. The project design will incorporate an on-site retention basin and strategic landscape design, which will result in an efficient system for controlling storm flows. The City's requirement to retain 100 percent of the Project's runoff will be followed. Storm system design will be determined by the final engineering plans to be reviewed by the City of Coachella Engineering Department. No offsite flows will be altered. The proposed project is expected to have less than significant impacts related to storm water drainage facilities.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

Groundwater is the primary source of domestic water supply in the Coachella Valley; the Coachella Water Authority (CWA) provides potable water to the City, by extracting groundwater from the lower Whitewater River groundwater basin. The CWA domestic water supply and distribution system includes wells, reservoirs, booster stations, and distribution lines. According to the Coachella Valley Water District (CVWD), the lower Whitewater River sub-basin is currently in overdraft condition, which could result in the unavailability of water supply for future urban growth. As required by the policies of the City of Coachella General Plan, the City continues to cooperate with CVWD and other agencies/jurisdictions in implementing a groundwater replenishment program capable of ensuring the viability of the lower Whitewater sub-basin. The proposed development will be expected to follow water conservation guidelines included within the City of Coachella's General Plan to mitigate the impacts to public water supplies. Examples of these water conservation guidelines include water conserving plumbing fixtures, drought tolerant landscaping, and drip irrigation systems. Impacts to water supplies resulting from project development are considered less than significant.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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?

Discussion:

Wastewater generated from the proposed project will be conveyed to CSD for treatment. Service demand generated by the proposed project is expected to be incremental and not anticipated to significantly impact the demand for wastewater treatment. As previously mentioned, the CSD maintains approximately 340,000 linear feet of wastewater conveyance pipeline, powered by two pump stations and serviced by a 4.5 MGD capacity, wastewater treatment plant, which serves an average daily demand of approximately 2.9 MGD. Therefore, sufficient capacity is available to treat wastewater generated by the project in addition to CSD's existing commitments. Impacts would be less than significant.

Cumulative Impacts: None

Mitigation Measures: None

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

Discussion:

Burrtec Waste and Recycling Services is the solid waste disposal service provider in the project area. According to the California Integrated Waste Management Board (CIWMB), solid waste collected in the City of Coachella is transported to several landfills in Riverside County that include Badlands Disposal Site, El Sobrante Sanitary Landfill, and Lamb Canyon Disposal Site. CIWMB data indicates that all landfills mentioned have 40-50% of their remaining estimated capacity.

Current City General Plan policies require new developments to comply with the source Reduction and Recycling Element and AB 939. Chapter 15.54 of the City of Coachella Municipal Code provides regulations regarding recycling and diversion of waste from construction and demolition. The project will incorporate roll-off recycling bins for glass, cardboard, aluminum and other recyclables. Compliance with these requirements will reduce impacts to solid waste disposal sites resulting from the proposed project to less than significant levels.

Cumulative Impacts: None

Mitigation Measures: None

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

The City of Coachella currently contracts with Burrtec Waste to provide solid waste collection and disposal services. Construction debris is largely recyclable and will be removed and transported to an approved facility. The project will comply with all applicable solid waste statutes and regulations. No impacts are anticipated with project implementation.

Cumulative Impacts: None
Mitigation Measures: None

XVII. 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?

Discussion:

As indicated throughout this Initial Study, impacts to environmental resources were deemed to result in either “no impact,” a “less-than-significant impact,” or “less than significant with mitigation incorporation.” The proposed date packing and processing facility does not appear to have the potential to significantly degrade the overall quality of the region’s environment or substantially reduce the habitat of a 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. In the event of any biological resource finding occurs during construction of the project, activity should stop to assess, classify and remove such finds. Less than significant impacts are expected.

Cumulative Impacts: None
Mitigation Measures: See previous sections.

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

- 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)?

Discussion:

The proposed project, including its location, is found to be adequate and consistent with existing federal, state and local policies. Approval and implementation of the proposed project will result in less than significant impacts related to cumulatively considerable impacts.

Cumulative Impacts: None

Mitigation Measures: See previous sections.

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

Discussion:

The proposed industrial project will not result in impacts related to environmental effects that will cause substantial adverse effects on human beings. Mitigation measures incorporated into the project will reduce impacts to less than significant.

Cumulative Impacts: None

Mitigation Measures: See previous sections.