

**CITY OF COACHELLA
INITIAL STUDY 22-01**

FOR

Rancho Escondido Event Venue

PREPARED BY

City of Coachella
Development Services Department
85321 Avenue 44
Coachella, CA 92236
(760) 398-3102

July 6, 2022

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The California Environmental Quality Act (CEQA) requires the preparation of an Initial Study when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a proposal, not exempt from CEQA, qualifies for a Negative Declaration or whether an Environmental Impact Report (EIR) must be prepared.

1. Project Title: Rancho Escondida Event Venue
2. Lead Agency Name and Address: City of Coachella, Development Services Department, 53990 Enterprise Way, Coachella, CA 92236
3. Contact Person and Phone Number: Gabriel Perez (760)398-3102
4. Project Location: 85321 Avenue 44, Coachella CA, 92236 (APN # 696-520-014)
5. Project Sponsor's Name and Address:
Leonel Lopez and Margarita Lopez , 85321 Avenue 44, Coachella, CA 92236
6. General Plan Designation: Resort District 7. Zoning: Residential Estate (R-E)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

Entertainment Permit for an outdoor special event venue on an 8.6 acre equestrian property at 85321 Avenue 44 in the R-E Residential Estate Zone. The special event venue would be for family events, birthdays, anniversaries, weddings, and mariachi events with an occupancy of 200 people. A central event location for outdoor dining and gathering has been constructed with concrete walkways, bathroom facilities, kitchen building covered stage area, and grass turf area. The stage is directed in the Southeast direction and would be a location where musical performances and amplified music would be staged. Parking for 76 spaces would be accommodated on-site.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The subject location is surrounded by the following:

To the North: The site is near the City of Coachella northern boundary, which is bordered by Avenue 44 and to the North is the City of Indio. The property directly North is zoned Residential Estate and Resort District in the General Plan.

To the South: Vacant parcels zoned Residential-Estate and Resort District in the General Plan.

To the East: Vacant parcel zoned Residential Multiple Family – Planned Unit Development and Resort District in the General Plan.

To the West: Vacant parcel zoned Residential Multiple Family and Resort District in the General Plan.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

California Alcohol Beverage Control is necessary for any alcohol service related to special events.

City of Coachella City Council – Entertainment Permit Approval

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11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?
-
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If so, has consultation begun? Transmittal to Native American tribes has occurred for tribes traditionally and culturally affiliated with the project area. No requests to consult have been received to date.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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Figure 1 - Vicinity Map



Vicinity Map

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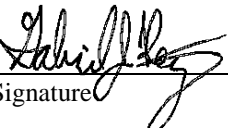
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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/Forestry 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 Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Tribal Cultural Resources | | |

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" 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

7/6/22
Date

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Gabriel Perez
Printed Name

City of Coachella
For

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 is 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 Analyses 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.

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- 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.

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

Discussion:

- a) *Would the project have a substantial adverse effect on a scenic vista?*

No impact. A review of the City of Coachella General Plan shows the site is not part of or located within a City adopted or designated scenic vista. The project will have no impact to a City designated scenic vista.

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

No impact. There are no state scenic highways either on or adjacent to the site based on a review of the California Scenic Highway Mapping System Scenic Route information. In addition, there are no state designated scenic highways visible from the site. The project will have no impact to trees, rock outcroppings, historic buildings, or any other resources in a scenic highway because a state scenic highway is not located on or adjacent to the site. There is no on-site development construction proposed with this request.

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c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

No Impact. The project site is largely improved with an existing residential unit, barn and accessory buildings within the subject site and does not include any significant scenic resources. The existing development conforms with existing height regulations of the City of Coachella height regulations for the Residential Estate Zone of a maximum height of 35 feet. The General Plan Draft EIR identifies two scenic highways within the planning area that includes Interstate 10 and Dillon Road. Interstate 10 is located approximately .8 miles from the subject site. Dillon Road is located .6 miles from the subject site. The subject venue would not degrade the visual character from the scenic highways as existing buildings would remain and are low profile buildings.

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than significant impact. The project site includes an existing residence and barn with very little light or glare generated from single family residential sources. The light generated by an outdoor event venue could include lighting, that if not shielded, would cause light glare. Lighting proposed includes accent lighting in the designated assembly area and a 4,000 watt towable light tower to illuminate the western parking area during the night events. The light generated by the project will be similar to other anticipated resort developments envisioned in the General Plan for the resort District. The General Plan policies recommend limitations on light pollution from outdoor sources. The proposed venue would be responsible for complying with Policy 6.5 of the Land Use and Community Form Element for limiting light pollution and the City Council would continue to make a finding of consistency with this policy as the entertainment permit is required to be renewed within a year of approval and renewed again after a term of three years. The General Plan anticipated new light sources typical of urban development projects such as street and parking lot lighting.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| II. AGRICULTURE RESOURCES: | | | | |
| 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 a non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non- | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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agricultural use?

Discussion:

a,c) *Would the project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? Would the project conflict with existing zoning for agricultural use, or Williamson Act contract?*

No Impact. The proposed venue is on a property that is not under agricultural production and has not been used for agricultural production. The subject site is zoned R-E, Residential Estate, and not zoned for agricultural uses. No impact is anticipated with regard to agricultural resources or operations.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The project will conform with the General Plan Designation of Resort District and the project site is not under a Williamson Act contract. Therefore, the use of the project site for an outdoor event venue would result in no impact and is a use permitted in the City of Coachella Municipal Code.

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

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Project Description?

Discussion:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Less than significant impact. The proposed project is located in the Coachella Valley Planning Area of the Salton Sea Air Basin (SSAB), which is governed by the South Coast Air Quality Management District (SCAQMD). Consistency with the 2016 Air Quality Management Plan for the South Coast Air Basin means that a project is consistent with the goals, objectives, and assumptions in the respective plan to achieve the Federal and State air quality standards.

The proposed event venue will result in a land use intensity that is less than what is assumed in the existing General Plan land use for the Resort District with an intensity of 8 du/acre. No construction of new buildings are proposed on-site related to the event venue or are anticipated. Therefore, the project would not induce substantial population growth either directly or indirectly, and would be consistent with the 2016 Air Quality Management Plan employment forecasts for Riverside County. The project would not exceed the SCAQMD's thresholds of significance. All proposed City projects are required to comply with City standards for PM 10. Therefore, the proposed project is consistent with the 2016 Air Quality Management Plan in this regard. No mitigation measures are required.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

No impact. No construction is proposed at the project site and existing on-site building facilities would be used for the event venue. The venue would not generate short-term air quality impacts expected for grading and construction operations as no construction is proposed. No clearing, grading, excavating, and using heavy equipment or trucks creating large quantities of fugitive dust, and fugitive dust (PM₁₀) is proposed.

Pursuant to guidance issued by the Governor's Office of Planning and Research, State Clearinghouse, lead agencies are encouraged to analyze potential impacts related to naturally occurring asbestos (NOA). The proposed project is not located in an area where NOA is likely to be present. Therefore impacts would be considered less than significant.

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

Less than Significant impact. The proposed project would comply with SCAQMD Rule 403 and 403.1 requirements. The proposed project does not propose construction of new facilities that

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would result in construction related cumulative impacts that would increase nonattainment for criteria pollutants. Therefore, cumulative operational impacts associated with project operations would be less than significant.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant impact. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The project site is in an area with existing uses and there are no sensitive receptors in close proximity. The project does not propose construction of new facilities that would expose sensitive receptors to substantial pollutant concentrations.

e) *Would the project create objectionable odors affecting a substantial number of people?*

Less than Significant Impact. The proposed project does not include any uses identified by the SCAQMD as being associated with odors.

No construction activity is associated with the project that would generate detectable odors from heavy-duty equipment exhaust. There would be no impacts to existing adjacent land uses either short-term or long-term.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| 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 US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Discussion:

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

No impact. There is no habitat located on the project site. The 8.6 acre project site currently includes one single family residence. Vegetation on-site largely includes minimal ornamental landscaping largely concentrated in the proposed assembly area with turf and date palm trees. Since the site has been developed/disturbed and suitable habitat and special status species are not expected to occur on the site. Therefore, there would be no impact on habitat for sensitive species.

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With the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) now in effect, any issues pertaining to biological resources protected under the Endangered Species Act are covered simply by payment of a mitigation fee. As such, there will be less than significant effects, 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 US Fish and Wildlife Service.

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

No Impact. As previously stated, there are no wetland or riparian habitats or physical features on the project site. The project would have no impact to sensitive natural communities or riparian habitat since none exist on the site. This City participates in the CV Multi Species Habitat Conservation Plan, which collects mitigation fees for new development for future land banking of natural communities conservation areas. As such there would be no impact to existing wetland or riparian habitats or physical features.

- c) *Would the project 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?*

No Impact. As no drainages or other features onsite meet the requirements for Water of the US, there is no potential for impacts to resources protected under the Clean Water Act. No on-site paving improvements are proposed for the project, which would modify any existing drainage patterns on-site. Any construction will require compliance with the valley wide National Pollutant Discharge Elimination System (NPDES) permit requirements, including but not limited to submittal of a Preliminary Water Quality Management Plan (WQMP) for plan review and a Final WQMP. The site does not contain any sensitive natural communities identified by either the California Department of Fish and Game or U.S. Fish and Wildlife Service. There are no federally protected wetlands (as defined by Section 404 of the Clean Water Act) on or near the project site.

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

No Impact. The site includes a single family residence, vacant land, and equestrian uses. The properties surrounding the site are a combination of undeveloped commercial and single family residential parcels. There are no wildlife corridors or nursery sites on the property. The project will not interfere with the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or impede the use of native wildlife

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nursery sites because the site is vacant and void of any habitat and vegetation that would provide cover and forage for migrating wildlife species.

- e) *Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact. The site is not subject to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The City does not currently have a tree protection ordinance. The site is not within an identified conservation area of the CV Multi Species Habitat Conservation Plan.

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

No Impact. The project would not conflict with the adopted Coachella Valley Multi Species Habitat Conservation Plan (MSHCP), which includes identified natural communities and habitats for endangered species, potentially endangered species, species of concern and special status species of plants and animals in the region. The site is outside of any sub-area conservation plan, as identified in the MSHCP document. The project would use existing on-site facilities and payment of MSHCP mitigation fees is not anticipated for this project. No impact is anticipated.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| V. CULTURAL RESOURCES – Would the project: | | | | |
| a) Be developed in a sensitive archaeological area as identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site or unique geologic | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| feature? | | | | |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a) *Be developed in a sensitive archaeological area as identified in the City's General Plan?*

No Impact. There are no officially listed historic sites or features in the vicinity of the project site as indicated in the General Plan EIR, Figure 4.4-1. The project site has been a developed single family residential site. The proposed use of an event venue would not have a substantial adverse change in the significance of a historical resource.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5?*

No Impact. The City's General Plan Conservation Element identifies archaeological sites that have been discovered throughout the City of Coachella. The site has been previously developed with a single family residence. No ground disturbing activity is proposed that would disturb potential cultural resources and require archaeological monitoring.

c) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

No Impact. Based on the City's General Plan the site is not located in any known historical areas of the city. In impact to a historical resource is anticipated.

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

No Impact. The City of Coachella is located in an area that is near the shoreline of ancient Lake Cahuilla in the Coachella Valley. Research into the paleontological sensitivity for the project area noted that there is a potential for fossil resources, but only below the recent alluvial sediments associated with the lake shore deposits. The likelihood for identifying fossils within the project area is considered to be moderate to high, assuming the older alluvium deposits are impacted.

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No grading within the project area is anticipated with the use of the subject site that would warrant monitoring by a qualified paleontological monitor.

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

No Impact. There are no known human remains on the site, no existing cemeteries, and no suspected cemeteries either on the site or adjacent properties. As such, no impacts to these resources are anticipated.

f) **No Impact.** There are no other archaeological, historic, or paleontological impacts anticipated with development of the project.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| VI. GEOLOGY AND SOILS – Would the project: | | | | |
| a) Involve earth movement (cut and/or fill) based on information included in the Project Description Form? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located within an Alquist-Priolo Earthquake Fault Zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located within an area subject to landslides, mudslides, subsidence, or other similar hazards as identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be located within an area subject to liquefaction as identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Modify any unique physical feature based on a site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| survey/evaluation? | | | | |
| h) Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a) *Involve earth movement (cut and/or fill) based on information included in the Project Description Form?*

No Impact. The proposed Entertainment Permit involved the use of existing facilities at the subject site with parking and assembly area as an event venue and does not require any planned grading and will not result in any significant quantity of earth movement.

b) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?*

Less than Significant Impact. There are no known geological constraints on the site that expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. The project site is subject to liquefaction during major seismic events due to the presence of groundwater at depths ranging from 10 to 20 feet below the surface. The event venue assembly area largely consists of outdoor assembly area and existing small building structures for a kitchen, stage and bathroom.

c) *Be located within an Alquist-Priolo Earthquake Fault Zone?*

No Impact. There is no Alquist-Priolo Earthquake Fault Zone either on the site. The closest fault is the San Andreas Fault, which is located approximately 1,500 feet of the site and estimated to generate a maximum moment magnitude of 7.4. Based on the known seismic conditions in the region, all development on the site would have to be designed in compliance with the Uniform Building Code for Seismic Zone 4. No development is proposed on-site that would require a building permit and compliance with the Uniform Building Code.

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

No Impact. No potential soil erosion and the loss of topsoil is anticipated with the use of the site as an event venue as there no site grading and construction anticipated and the use of the site would utilize existing facilities. The City is subject to National Pollutant Discharge Elimination System (NPDES) permit requirements. The Federal Environmental Protection Agency (EPA) has delegated the State Water Resources Control Board to monitor permittee compliance with all NPDES permit requirements. The State Water Resources Control Board has in turn, allocated these responsibilities to the California Regional Water Quality Control Boards. The City of Coachella is under the jurisdiction of the Colorado River Regional Water Quality Control Board. As the project proposed no new grading or construction, then it would not be required to prepare a Water Quality Management Plan (WQMP), which covers post-construction water quality protection through the use of site design, source control, and treatment control Best Management Practices (BMPs).

e) *Be located within an area subject to landslides, mudslides, subsidence, or other similar hazards as identified in the City's General Plan?*

No Impact. The project site is substantially flat and there are no hillsides either on or adjacent to the site that could impact the project. The site is not located in an area that is subject to landslides, mudslides, subsidence, or other similar hazards as identified by the City of Coachella General Plan. There will be no landslide, mudslide, or subsidence impacts with the project.

f) *Be located within an area subject to liquefaction as identified in the City's General Plan?*

No Impact. The City's General Plan identifies the project site as being located in an area where groundwater can be encountered at depths ranging from 10 to 20 feet below the surface. The presence of somewhat loose condition of isolated silty sand layers along with groundwater the site is subject to liquefaction. The project does not involve the construction of any habitable structures. Therefore, the impacts related to geologic condition would be less than significant.

g) *Modify any unique physical feature based on a site survey/evaluation?*

No Impact. The site is substantially flat and vacant and there are no unique physical features on the property. The site slopes gently in a southeasterly direction. The project will have no impact to any unique physical features since there are none present.

h) *Result in erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities?*

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No Impact. The project will not result in any significant erosion, dust, or unstable soil conditions from excavation, grading, fill, or other construction activities because the does not propose any grading or construction that would require it to install and maintain dust and erosion control measures during grading or construction during the life of the project.

- i) **No Impact.** There are no other geologic conditions associated with the site that would be impacted by or impact the project.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a) *a & b)Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less than Significant. Global climate change is caused by an accumulation of greenhouse gases in the atmosphere. The proposed project will generate greenhouse gases during construction and operation.

No construction is proposed in associated with the project. Emissions from vehicles on the roadways already exist and are not anticipated to increase significantly as a result of the proposed project. The project will have minimal impacts GHC emissions attributed to added traffic from employees and customers to the project.

The proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The applicant is required to comply with General Plan policies for reduction of greenhouse gases in the Climate Action Plan such as reductions of emissions from generation of solid waste and reducing the number and length of vehicle trips.

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

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| 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 wild lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

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

No Impact. The operation of the proposed event venue involves no grading or construction that could involve the routine transport, use, or disposal of hazardous materials. Small quantities of household hazardous waste would be expected, but not at large quantities or concentrations. The City’s General Plan Environmental Hazards & Safety Element contains goals and policies requiring the safe and responsible disposal of all hazardous and/or toxic wastes in compliance with existing federal, state and county regulations; therefore, the project would not create a hazard to the public or environment through the use or transport of hazardous materials.

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

No impact. The project does not propose any uses which would create a significant hazard to the public or the environment. The event venue operation will introduce very small quantities of household hazardous waste to a site. The City’s General Plan establishes protocols and guidelines to ensure household hazardous waste is managed and disposed of properly. Therefore, the project would not create a significant hazard to the public or environment through the release of hazardous materials.

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

Less than significant impact. There are no existing or proposed schools located within one-quarter mile of the proposed project site. The project will have no hazard impact to schools.

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

Less than significant Impact. The property is not listed on a site for hazardous materials and would not create a significant hazard to the public or the environment.

- 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?*

No Impact. The project is not located within an airport land use plan of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area based on the General Plan. The Jacqueline Cochran Airport, a general aviation public airport operated by the County of Riverside, is approximately six miles south of the site and the project site is not within an Airport Influence Boundary Zone. The project would not be exposed to any hazards that may be associated with airport operations at either airport or conflict with land management policies of the RCALUCP.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The entertainment permit and on-site circulation has been reviewed by the Riverside County Sheriff's Department and the Fire Department and do not require any special mitigation measures. There will be no adverse impacts on emergency response or evacuation plans stipulated by the City of Coachella or other agencies. The project will not decrease or impact the ability of Avenue 44 to serve as an emergency route in case of an on-site emergency.

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

No Impact. The project site is not located within any designated extreme or moderate fire hazard area based on the Coachella General Plan. There are no wildland areas within the project vicinity that would create a significant fire hazard. Wild land fires would not have an impact to the project.

- b) There are no other hazards that would occur with development of the project as proposed.

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| | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, such as from areas of material storage, vehicle or equipment maintenance (including washing or detailing), waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Panel No. 7940) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a) *Would the project violate any water quality standards or waste discharge requirements?*

No impact. The project will be required to meet and comply with all applicable Colorado River Regional Water Quality Control Board requirements and standards for the discharge of surface water from the site. Potential water quality impacts from erosion and sedimentation would be controlled through implementation of standard erosion control measures as specified in the required Storm Water Pollution Prevention Plan (SWPPP).

b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of a 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)?*

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Less than significant impact. Implementation of this project will result in the consumption of additional amounts of groundwater through event use and for irrigation of landscaped areas. Groundwater has historically been the principal source of water supply in the Coachella Valley. This is supplemented through imported water from the Colorado River, and natural runoff from surrounding mountains. The project lies within the area of benefit of the Coachella Valley Groundwater Replenishment Program. Groundwater production within the Lower Whitewater Basin area of benefit is subject to a replenishment assessment in accordance with the State Water Code. The facility would consume water during event activities during limited hours during the day and the use of water supplies would be less than 24 hour uses anticipated for the site as a Resort District use, which includes residences at a density of 8 dwelling units an acre. Consequently, the proposed project itself is not anticipated to deplete groundwater supplies or interfere with groundwater recharge and shall comply with the necessary conservation requirements.

- c) *Would the project 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 offsite?*

No impact. The project will no alter existing drainage conditions on-site and will utilize existing parking, drive aisles and building pads. The existing improvements on the site involve largely permeable surfaces including the turf assembly area and permeable driveway and parking areas. There are no streams or rivers within the vicinity of the project. Project impacts with regard to drainage and potential erosion or siltation would be less than significant.

- d) *Would the project 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 offsite?*

No Impact. The project does not involve grading that could significantly alter the existing drainage. Implementation of the proposed land uses will result in an increase in impermeable surfaces onsite which has the potential to result in an increase in surface water runoff and reduce the absorption rate.

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

No Impact. The project will not create or contribute runoff water that will exceed the capacity of the existing or planned storm water drainage systems for the area. This portion of the City does not currently have an underground storm water drainage system. The event venue area of the subject site largely consists of permeable areas. Impervious surfaces include the existing building pads for the restroom, stage, and kitchen. Therefore, no impact to existing or planned water

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drainage systems in the vicinity would be affected. Any required on-site retention system will be designed to have capacity to detain and discharge overflow surface water runoff by the project without impacting downstream properties.

f) *Would the project otherwise degrade water quality?*

No impact. The event venue does not proposed construction of new facilities that would involve use of heavy equipment during site construction and operation that would have the potential to discharge contaminants that could potentially contaminate groundwater quality. The project will not substantially degrade water quality because less than significant impacts are anticipated.

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

No Impact. The project site is not within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary if Flood Insurance Rate Map or other flood hazard delineation map.

h) *Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. The project site is not within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary if Flood Insurance Rate Map or other flood hazard delineation map.

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

No Impact. The project site is not within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary if Flood Insurance Rate Map or other flood hazard delineation map. The East Side Dike is located 500 feet north of the project site and runs northwest-southeast. The dike is designed to provide protection to the All-American Canal which passes in a southeasterly direction through the City. The project would have no impact on the dike or canal.

j) *Would the project be susceptible to inundation by seiche, tsunami, or mudflow?*

No Impact. The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. The project site as well as the surrounding land are substantially flat and would not be impacted by a mudflow. The project site is located more than one hundred miles from the ocean and would not be impacted by a tsunami. The project will not be impacted by any of these events.

k) **No Impact.** There are no other flooding or hydrology events that will impact the project.

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

Discussion:

- a) *Would the project physically divide an established community?*

No Impact. The project site consists of residential estate land with one house on the property. The properties surrounding the site consist of vacant land, agricultural properties, and sporadic residential dwellings on adjoining properties to the north and south. The project will have no impact with regards to physically dividing an established community.

- b) *Would the project 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?*

No Impact. The proposed project would allow for the development of commercial buildings on the site that would serve the retail and office needs of the surrounding neighborhoods. The General Plan designates the project site as Resort District which is intended for destination and specialized entertainment uses. The proposed event venue would be consistent with the allowed uses and the intent of the Resort District. Official Zoning Map designates the project site as R-E, Residential Estate. The Coachella Municipal Code allows for the issuance of Entertainment

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Establishment Permit by the City Council and the City Council may apply conditions of approval for the operation of the use including hours of operation, traffic control and noise control.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The project will not conflict with any applicable habitat conservation plan or natural community conservation plan because the site is not located within a conservation area of the Coachella Valley Multi Species Habitat Conservation Plan.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

XI. MINERAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City’s General Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a) *Would the project 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?*

No Impact. There are no known mineral resources on the site that are considered to be of value to the region and the residents of the state. The project will have no impact to mineral resources.

- b) *Would the project 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?*

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No Impact. Based on the General Plan the project site is not located in any designated locally important mineral resource areas. There are no mineral resources that are being mined either on the site or any of the surrounding properties. The project will have no impact to mineral resources.

- c) *Would the poroject be located in a Mineral Resource Zone as adopted by the State Mining and Geology Board and identified in the City's General Plan?*

No Impact. The site is not located in a mineral resource zone adopted by the State Mining and Geology Board as being significantly important as a mineral resource site. There are no important minerals from a state standpoint on the site.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

XII. NOISE – Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan or Development Code, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a) *Would the project result in 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?*

Less than Significant Impact. Existing land use in the project vicinity consists of agricultural, vacant, and residential land. The nearest residential neighborhood receptor is the Lodge Four Seasons at Terra Lago (55+ Community) at 1,674 feet from the site. The City of Coachella has exterior noise standards as shown below in Table A from the Coachella Municipal Code.

Table A: Exterior Noise Standards

| Land Use | Time Period | Noise Level (dBA) |
|-------------------------|--------------------|-------------------|
| Residential (All Zones) | 6:00 am-10:00 pm | 55 |
| | 10:00 pm-6:00 pm | 45 |
| Commercial (All Zones) | 6:00 am-10:00 pm | 65 |
| | 10:00 pm – 6:00 pm | 55 |

A noise analysis was prepared for the proposed use (LSA Noise Analysis for Wedding Venue at 85321 Avenue in Coachella). The noise analysis was prepared to determine the maximum noise level that can be generated by the event venue to be consistent with the City of Coachella Municipal Code noise standards by identifying the noise impact to existing receptors that include The Lodge Four Seasons at Terra Lago in the City of Indio, a date farm to the north in the City of Indio, Coachella Lakes RV Resort located east in the City of Coachella, and Love’s Travel Stop located to the Southeast in the City of Coachella. The analysis concluded that the even venue could generate a maximum noise level of 85.5 continuous sound level in A-weighted decibels at a distance of 50 feet from 6:00 am to 10:00 pm and 75.5 decibels at a distance of 50 feet from 10 pm to 6 am to maintain compliance with the City’s 10-minute noise standards of 55 dBA from 6:00 am to 10 pm and 45 dBA from 10:00 pm to 6 am. The noise analysis did not factor the

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directionality of speakers or any shielding by the event venue operators. The speakers would be directed in a southeast direction from the stage area, minimizing directionality of noise to residences to the North.

The City of Coachella also has General Plan standards are shown in Figure 4.10-3 of the General Plan EIR. For interior habitable spaces of single-family and multiple-family residences, the noise level limit is 45 dB CNEL which is consistent with state standards. Since normal noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dBA CNEL allows the interior standard to be met without any specialized structural attenuation (dual paned windows, etc.).

Existing noise levels throughout the project area would result from vehicular sources on the surrounding roadways. Because of the rural nature of the surrounding land use and associated low traffic generation, current noise levels are somewhat low at the project site. Elevated noise levels occur in close proximity to Avenue 44 and Dillon Road where noise levels reach 70 dbA.

The project has the potential to result in short-term noise impacts due to noise related to entertainment related events. Noise impacts are considered significant if they expose persons to levels in excess of standards established in the General Plan as discussed above. The event venue would be required to comply with the City's noise ordinance as afformentioned and would therefore result in impacts that would be less than significant.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less than Significant Impact. The project will not generate vibration and groundbourne noise as the project does not propose construction associated with soil excavation and compaction and the operation of construction equipment. Automobiles and delivery trucks using the site during operation of the facility would not generate excessive groundbourne vibration or noise levels.

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

Less than Significant Impact. The project will temporarily increase ambient noise in the vicinity during event venue activities on Saturdays from 12:00 pm to 12:00 am and when amplified music is played from 7:00 pm to 12:00 am, but is not expected to result in significant impacts to sensitive receptors as the event venue is required to comply with the City of Coachella noise ordinance.

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

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Less than Significant Impact. The project will increase the ambient noise level in the area during event venue activities on Saturdays from 12:00 pm to 12:00 am, particularly when amplified music is played from 7:00 pm to 12:00 am. The project is not anticipated to have a significant impact due to the event venue that would operate at noise levels at or below thresholds identified by the LSA noise analysis in Table C.

- 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?*

No Impact. The project site is located approximately 6 miles northwest of the Jacqueline Cochran Regional Airport, a general aviation public airport operated by the County of Riverside. The project site is not within any Airport Influence Area Boundary for this airport. The project will not expose residents to noise impacts generated by the daily operations at either airport. There will be no impact from airport influence areas on the project.

- 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?

No Impact. The project site is not located within the vicinity of a private airstrip. The site is approximately 6 miles northwest of the Jacqueline Cochran Regional Airport, a general aviation public airport operated by the County of Riverside. There will be no impact to a private airstrip.

| | | | |
|--------------------------------------|--|------------------------------------|--------------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|

XIII. POPULATION AND HOUSING – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less than Significant Impact. The project proposes does not include construction of any habitable structures, which would induce substantial population growth.

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

No Impact. There is currently one house on the site that would continue to be used by the property owners with the operation of the event venue. Therefore, the project will not displace existing housing and will have less than significant impact to existing housing.

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

No Impact. There is currently one house on the site that would continue to be used as a single family residence. No new construction is proposed with the proposed event venue that displace people that will necessitate replacement housing elsewhere.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| 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, including medical aid? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other governmental services or public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- 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 government 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 following public services:*

Police and Fire- ***Less than significant.*** The subject property is within the service area of the Coachella Fire Department. The City of Coachella currently contracts with the Riverside County Fire Department for fire protection services and emergency medical services. Station 79, located at 1377 Sixth Street in Coachella, serves the incorporated City. To ensure adequate fire protection services in an emergency, the City of Coachella maintains a mutual aid agreement with surrounding cities and County jurisdictions. The proposed project would result in additional structures which would increase the need for fire services. The Coachella Police Department serves the City and unincorporated County areas in Coachella’s SOI and is served under contract by the Riverside County Sheriff’s Department, based out of their office at 86625 Airport Blvd Boulevard in Indio. The proposed project will result in a marginal increase in police and fire protection services.

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The applicant will be subject to public safety impact fees and the project’s contribution will reduce potential impacts to police services/facilities to a less than significant level.

Schools – **No Impact.** The project will not generate population growth and therefore would not place a new demand on schools.

Parks – **No Impact.** The project does not generate population growth and would not place new demands on existing parks or require development of additional parkland.

Other Governmental Services – The project would not increase the need for or impact any additional governmental services.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- 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?*

No Impact. The project will not increase the use of existing neighborhood and regional parks because no new residential buildings are being proposed.

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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?*

No Impact. The project does not propose any recreational facilities or require expansion of recreational facilities and will therefore have no impact on existing or future recreational facilities in Coachella.

c) There are no other potential recreation impacts with the project.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|--------------|
|--|--------------------------------------|--|------------------------------------|--------------|

XVI. TRANSPORTATION/TRAFFIC – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

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

Less than Significant Impact. The project is the operation on an event venue that would operate between 12 pm to 12 am on Saturdays and serve a maximum of 200 guests. Access to the site would occur from Avenue 44 which is a Primary Arterial which at full construction would accommodate 4 vehicular lanes and bike lanes. The existing Avenue 44 is improved with two vehicular lanes and an improved roadway about 25 feet wide with unpaved shoulders. The northside of Avenue 44 is in the City of Indio and the southside of Avenue 44 is part of the City of Coachella. Vehicular access to the subject site would occur from a 751 foot long driveway that accommodates stacking for 37 vehicles. Parking is provided to the north, west, east and south of the event venue assembly area that can accommodate 65 vehicles and an are for 60 parking spaces for overflow parking. The limited timeframe for events at the venue including appropriate number of vehicle stacking on-site would pose a minimal impact to traffic on Avenue 44 or for the intersection of Avenue 44 and Dillon Road.

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

Less than Significant Impact. The project is the operation on an event venue that would operate between 12 pm to 12 am on Saturdays and serve a maximum of 200 guests. The project would

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increase traffic on roadways in the project vicinity. The limited timeframe for events at the venue including appropriate number of vehicle stacking on-site would pose a minimal impact to traffic on Avenue 44 or for the intersection of Avenue 44 and Dillon Road. The event venue will operate with a security guard directing traffic from Avenue 44 and two parking attendants on-site at on-site parking areas.

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

No Impact. The project will not increase and impact safety risks due to the location of the site in relation to area airports.

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

Less than Significant Impact. The proposed event venue does not propose any sharp curves or dangerous intersections and would utilize existing street improvements. All access points for the event venue will occur from Avenue 44 and the site includes a substantial driveway of 751 feet that accommodates stacking of 37 vehicles to the parking areas of the event venue.

- e) *Would the project result in inadequate emergency access?*

No Impact. The project will have adequate emergency access to the site from Avenue 44 for emergency vehicles, including fire trucks, police vehicles, and ambulances. The project will not eliminate or impact emergency access to the site.

- f) *Would the project result in inadequate parking capacity?*

No Impact. The proposed event venue would be designed to include on-site parking consistent with the parking standards of the Coachella Municipal Code for commercial facilities. The project will not impact parking.

- g) *Would the project conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Less than Significant Impact. The neighborhood commercial site would be located on Avenue 44. Sun Line Transit Agency provides bus service to the City of Coachella. The City of Coachella has determined that a need exists for Bus Shelter and Bus Stop Safety Zone improvements as new development expands. Due to the intermittent nature of the event venue, bus service or alternative transportation modes would not be required for the site.

- h) There are no other transportation related issues or impacts associated with the project.

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| <p>XVII. TRIBAL CULTURAL – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> | | | | |
| <p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>a) Would the project cause a substantial adverse change in the significance of listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)</p> | | | | |
| <p>No Impact. The project does not involve and grading or ground disturbance that would impact a tribal cultural resource or any other historical resource eligible for listing in the California Register of Historical Resources.</p> | | | | |
| <p>b) Would the project cause a substantial adverse change to a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the</p> | | | | |

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criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

No Impact. The project does not involve and grading or ground disturbance that would impact a tribal cultural resource as it involves the operation of an event venue on a site with existing site improvements.

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| XVII. UTILITIES AND SERVICE SYSTEMS – Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

A, e) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less than significant impact. The project site is located within Coachella Sanitary District’s (CSD) service area. The proposed project will be required to comply with all requirements of the City of Coachella relating to sewer system connection. The applicant will be required to pay sewer connection fees at the rate set by the District which serves to offset any additional conveyance and treatment requirements. Treatment of the additional residential effluent from the project is anticipated to be routine and would not exceed the wastewater treatment requirements of the RWQCB.

b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*

No impact. The proposed project involves the use of existing facilities for the purpose of an event facility and therefore there would be no new requirements to connect to existing City water and wastewater infrastructure to provide the necessary construction and domestic water/sewer needs for the project. The future development project will be required to comply with all rules, regulations, and other requirements of Coachella Water Authority (CWA) and CSD in order to provide water and sewer services to the site. Service requirements may include, but are not limited to, upgrades, modifications, replacement, and abandonment of existing facilities.

c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

No impact. The Coachella Valley Water District (CVWD) is responsible for providing regional flood control protection. The operation of the site as an event venue would not involve the construction of new impervious surfaces which has the potential to increase the need for new or

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expanded storm water facilities. The project would not require new or expanded infrastructure; therefore, impacts would be less than significant.

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

No impact. The Coachella Water Authority will serve the project's domestic water needs. Implementation of this project will result in the consumption of additional amounts of water through domestic usage at residences. The Coachella Valley, as a region, has experienced groundwater overdraft in recent years. Typically, the water agencies require new projects to apply water conservation practices to the maximum extent practical including water efficient plumbing fixtures which comply with Title 20, California Administrative Code, Section 1604(f), the installation of drought tolerant plants in landscaped areas and the use of reclaimed water for irrigation when available. Impacts are considered less than significant with application of General Plan Policies.

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

Less than Significant Impact. The solid waste that is generated during construction activities of the proposed project will be collected by Burrtec Waste Disposal who has an agreement with the City to collect trash and haul it to the Edom Hill Landfill in Cathedral City. This landfill has permitted capacity to accommodate the project's solid waste disposal needs without significantly impacting its life expectancy. The City has an adopted Source Reduction and Recycling Element that requires recycling.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

No Impact. The project will be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste. The project will not impact any statutes or regulations that relate to solid waste compliance because the solid waste generated by the project will be collected and recycled as required the City's Source Reduction and Recycling Element.

- h) There are no other public utilities associated with or potentially impacted by the project.

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| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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 major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- 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?*

Less than Significant Impact. There are no known sensitive biological resources on the site as the area has been previously disturbed by previous and existing agricultural operations. The site is subject to the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP) mitigation fee program that will require collection of fees prior to issuance of grading permits. However, the site is not located within a sub-area conservation plan and can be developed to its full potential.

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There are no historical buildings or known sensitive archaeological resources on the site. The project will not 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 major periods of California history or prehistory.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less than significant impact. The proposed project is the operation of an existing residential and equestrian site for an event venue. Other cumulative impacts may be identified in the categories of population growth, use of resources, demand for services, and physical changes to the natural environment. No cumulative effects related to fugitive dust emissions during project construction, discovery of unknown buried archaeological and/or paleontological resources, and water quality impacts from erosion and sedimentation is anticipated for the use of the site as an event venue.

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

Less than significant impact. The project would have less than significant environmental effects; however, these effects would not cause substantial adverse effects on human beings (please refer to previously discussed items elsewhere in this Initial Study). The City’s General Plan identifies goals, policies, and implementation measures which require the City to participate in various regional programs designed to mitigate direct and indirect impacts associated with construction and operation of their approved development projects. Compliance with these goals and policies on a project level will ensure no significant direct or indirect effect on human beings.

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DEVELOPMENT SERVICES DEPARTMENT
INITIAL STUDY**

REFERENCES. The following references cited in the Initial Study are on file in the Development Services Department.

1. City of Coachella General Plan
2. City of Coachella General Plan EIR
3. City of Coachella General Plan Land Use Plan/Zoning Maps
4. Alquist-Priolo Earthquake Fault Zones Map
5. LSA Noise Analysis for 85321 Avenue 44 (Prepared June 8, 2022)