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**Date:** April 29, 2023

**To:** Gabriel Perez, Development Services Director, City of Coachella; Raimi + Associates

**Project:** Coachella Zoning Code update

**From:** Matt Maddox

**Re:** Finding of Consistency – Coachella Zoning Code Update and Minor Amendments to GP 2035

This memorandum provides a summary of Rincon Consultants, Inc.'s (Rincon) Finding of Consistency (FOC) that evaluates consistency between the City of Coachella's (City) proposed Zoning Code Update and minor updates to the General Plan 2035 (hereafter referred to as 'proposed project') and the findings of the City's Final Environmental Impact Report (hereafter referred to as the 2015 Final EIR) for the City of Coachella General Plan 2035 (hereafter referred to as GP 2035). GP 2035, which was adopted by the City of Coachella City Council on April 22, 2015, establishes the City's vision and capacity for development of the City through the year 2035. Since adoption of GP 2035 and the 2015 Final EIR, the City has initiated an update to its Zoning Code and minor revisions and modifications to the Land Use and Community Character Element of GP 2035 and to the General Plan Land Use 2035 Map to implement the land use patterns and development framework established by the City's GP 2035.

The City's proposed Zoning Code Update would amend the City's existing Zoning Code to implement the City's GP 2035 and to promote and enhance the public health, safety, and welfare of the residents of the city. Since a Zoning Code regulates, among other things, a jurisdiction's land use, density, lot coverages, lot sizes and setbacks, building sizes, landscaping, and parking, it is the means to implement a jurisdiction's General Plan, which is the policy document for its future growth. A jurisdiction's General Plan (in this case, GP 2035) is the official guide for the future physical development of the City and its



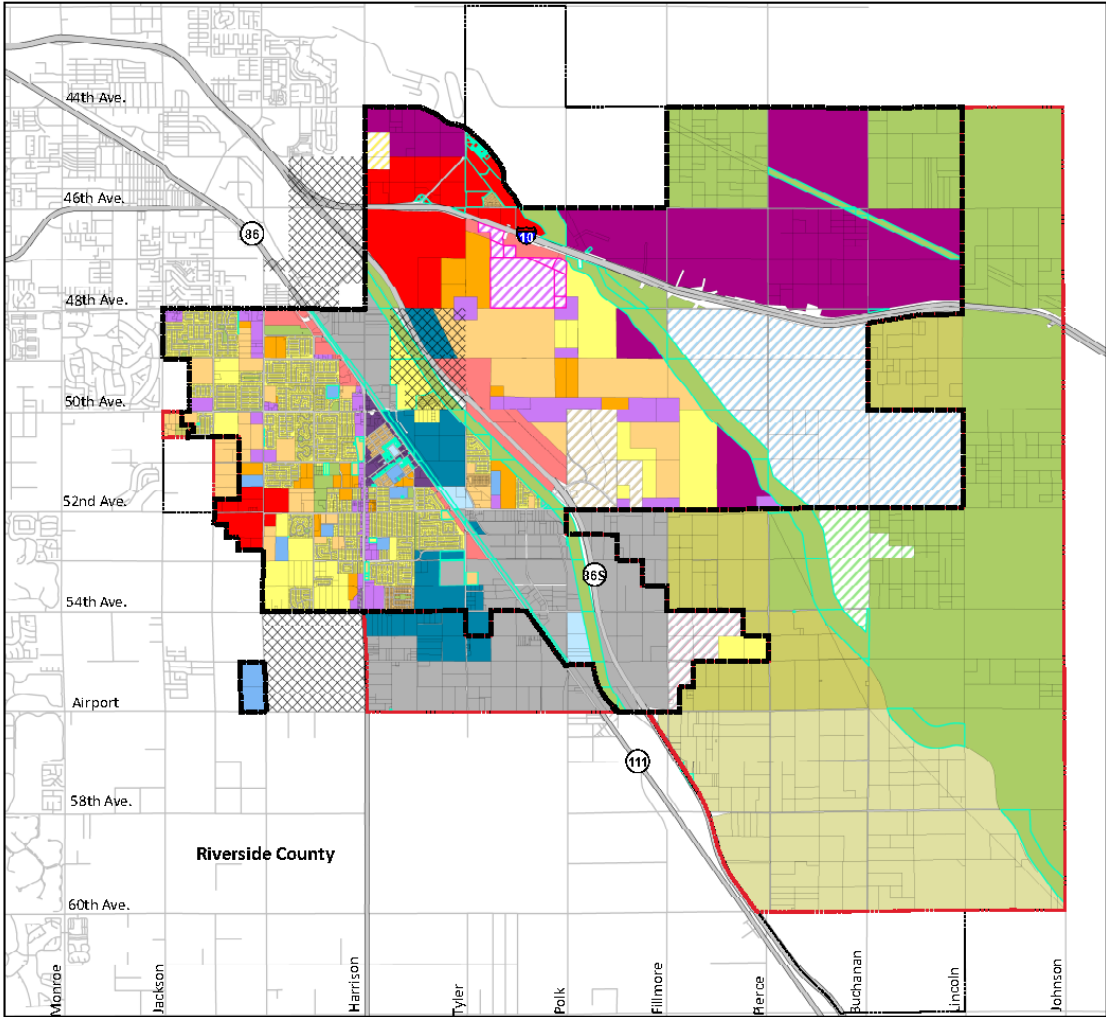
land use planning and zoning changes. As required by State law, a City's Zoning Code needs to be consistent with its adopted General Plan goals and policies.

GP 2035, specifically the Land Use and Community Character Element and the General Plan Land Use Map (Figure 1), classifies and represents the different land use types and locations where growth and development under the updated General Plan is expected (or desired) to occur or where locations should be protected from future development. In addition to the Zoning Code Update, the proposed project would result in minor revisions to the General Plan Land Use Map and the Land Use and Community Character Element of GP 2035. These updates are for minor land use changes in terms of land use categories, density, and design but would not result in a net change in the overall growth of GP 2035 or affect the basis for impact analysis in the Final EIR. These minor updates in GP 2035 provide decision-makers and the public an overview of the area of change, an understanding of where change will occur, the vision for change in each area, the overall level of intensity, and the priority level of change in each area.

With the minor edits noted above, there would be no net loss in the City's future development capacity under GP 2035 compared to what was previously analyzed. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These proposed land use designations under the General Plan amendment would allow for future development/redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

With the minor edits to GP 2035, the Zoning Code Update would then follow and allow the City to designate zoning designations (Figure 2) that would better articulate the City's growth, uses, and character as envisioned by GP 2035.

**Figure 1 Updated GP Places Types Map**



**City of Coachella  
 General Plan Update 2035**

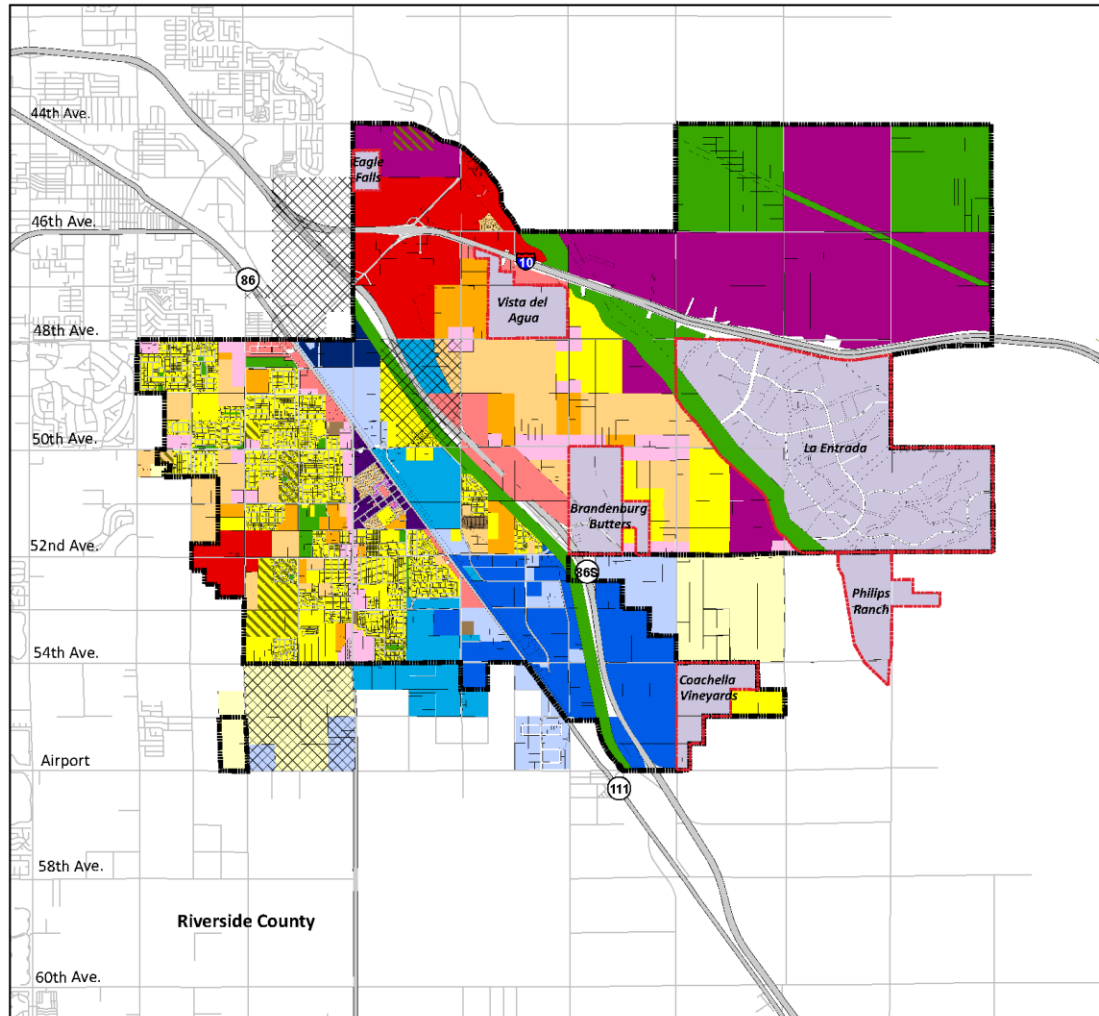
**General Plan Land Use Designations**

- Legend**
- City Boundary
  - Sphere of Influence
  - General Plan Planning Area
  - Tribal Land
  - GP Map Cleanup From Previously Adopted GPA
  - General Plan Amendment
- Land Use Designation**
- Agricultural Rancho
  - Rural Rancho
  - Suburban Neighborhood
  - General Neighborhood
  - Urban Neighborhood
  - Downtown Transition
  - Downtown Center
  - Neighborhood Center
  - Suburban Retail District
  - Regional Retail District
  - Resort District
  - Open Space
  - Public Facilities
  - School
  - Urban Employment
  - Industrial District
  - Brandenburg Butters Specific Plan
  - Coachella Vineyards Specific Plan
  - Eagle Falls Specific Plan
  - La Entrada Specific Plan
  - Philips Ranch Specific Plan
  - Vista del Agua Specific Plan



Source: City of Coachella and Riverside County  
 Date: March 2023

Figure 2 Zoning Map



**City of Coachella  
Official Zoning Map**

**Zoning Districts**

**Legend**

- City Boundary
- Specific
- Tribal
- Planned Unit Development
- Rural Rancho (R-R)
- Suburban Neighborhood (S-N)
- Mobile Home (R-MH)
- General Neighborhood (G-N)
- Urban Neighborhood (U-N)
- Neighborhood Commercial (C-N)
- General Commercial (C-G)
- Regional Commercial (R-C)
- Downtown Transition (TR-PV)
- Downtown (DT-PV)
- Resort District (R-D)
- Urban Employment (U-E)
- Manufacturing Service (M-S)
- Heavy Industrial (M-H)
- Wrecking Yard (M-W)
- Open Space (O-S)
- Specific Plan



Source: City of Coachella and  
Riverside County  
Date: April 2023



## Project Background

### Project Location

The City of Coachella is in central Riverside County (County), in the Coachella Valley. The Coachella Valley is surrounded by the Santa Rosa Mountains approximately 10 miles southwest of the city, the San Bernardino Mountains about 45 miles northwest, the San Gorgonio pass 35 miles to the northwest, and the San Jacinto Mountains about 25 miles to the west. The northern and northeastern parts of the valley are defined by the Little San Bernardino Mountains, which are immediately north and northeast of the city. The south end of the valley is defined by the northern shore of the Salton Sea.

The Coachella Valley has an arid climate, with hot, dry summers and moderately cold winters. Typical summertime highs exceed 110 degrees Fahrenheit, with wintertime temperatures generally in the low 50s. The geomorphology and climate of the Coachella Valley has created diverse habitats that support a wide array of plant and animal species. The General Plan 2035 planning area includes the City and its Sphere of Influence (SOI) that encompass a total of approximately 45,300 acres in central Riverside County in the Coachella Valley, between the Santa Rosa and San Jacinto Mountains National Monument to the southwest and Joshua Tree National Park to the northeast. It lies approximately 10 miles northwest of the Salton Sea, 20 miles southeast of Palm Springs, and 80 miles east of Riverside. The City is bounded by unincorporated Riverside County lands to the north and east; the City of Indio to the northwest; the City of La Quinta to the west; and the unincorporated community of Thermal to the south. The City's Zoning Code update applies to all areas where the City has jurisdictional authority.

### Proposed Project

California Government Code Section §65860(a) requires that a jurisdiction's zoning ordinance be consistent with its General Plan or any updates to its General Plan. Therefore, the City is proposing to amend its existing Zoning Ordinance to ensure compatibility with its adopted General Plan 2035 and to allow for development intensities and uses that are consistent with its adopted General Plan. The City's updated Zoning Code would therefore implement the goals and policies of the Coachella General Plan by regulating the use of land and structures within the City.

The City's existing Zoning Ordinance has 13 zones. The proposed Zoning Code Update would revise these zones and create new zones to create updated density ranges and match the Zoning Code with the GPU land use designations. Four new zones would be created including the Urban Neighborhood (U-N), Urban Employment (U-E), Resort District (R-D), and Open Space (OS). The proposed Zoning Code Update would have 18 zones. Updates and revisions are shown in Table 1<sup>1</sup>. The zones recommended by the Pueblo Viejo Implementation Strategy Plan for Downtown Coachella have also been incorporated in Title 17 with some revisions.

Existing land uses in the City are predominantly a mix of residential, resort, open space, industrial, and retail, followed by, public facilities, schools, and specific plan areas.

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<sup>1</sup> The Pueblo Viejo Plan listed under the "Old Zoning District" in Table 1 is a Revitalization Plan, not a zone, so it is not counted as one of the thirteen zones in the City's existing Zoning Ordinance.



**Table 1 Zoning Updates**

Old Chapter #	Old Zoning District	New Chapter #	New/Revised Zoning District	New Density Range (du/ac)	New FAR	Corresponding GPLU
<b>Residential Zones</b>						
17.10	Agricultural Reserve (A-R)	17.10	Agricultural Reserve (A-R)	Up to 0.025	-	Agricultural Rancho
17.12	Agricultural Transition (A-T)	17.11	Rural Rancho (R-R)	0.4 to 1	-	Rural Rancho
17.14	Residential Estate (R-E)	17.12	Residential Estate (R-E)	1 to 2.2	-	Estate Rancho
17.16	Residential Single Family (R-S)	17.13	Suburban Neighborhood (S-N)	2 to 8	-	Suburban Neighborhood
17.18	6000 Overlay (R-O-6000)					
17.20	Residential Multiple Family (R-M)	17.14	General Neighborhood (G-N)	8 to 25	-	General Neighborhood
		17.15	Urban Neighborhood (U-N)	20 to 38	0.5	Urban Neighborhood
17.22	Mobilehome Park (R-MH)	17.22	Mobile Home Park (R-MH)	~0.1 mobile home/ac (1 mobile home/ 4,500 sf)	-	Varies
<b>Commercial and Mixed Use Zones</b>						
		17.16	Urban Employment (U-E)	30 to 65	2.0	Urban Employment
		17.17	Resort District (R-D)	Up to 8	0.1	Resort District
Pueblo Viejo Plan	Transition Area Pueblo Viejo Zone (TR-PV)	17.18	Downtown Transition (TR-PV)	Up to 25	1.5	Downtown Transition
	Sixth Street Pueblo Viejo Zone (SS-PV)	17.18	Downtown Zone (DT-PV) – collapses several Pueblo Viejo zones	20 to 65	3.0	Downtown Center
	Grapefruit Boulevard Pueblo Viejo Zone (GB-PV)					
	Cesar Chavez Street Pueblo Viejo Zone (CC-PV)					
17.24	Neighborhood Commercial (C-N)	17.24	Neighborhood Commercial (C-N)	15 to 40	1.5	Neighborhood Center
17.26	General Commercial (C-G)	17.26	General Commercial (C-G)	-	1.0	Suburban Retail
17.28	Tourist Commercial (C-T)	17.28	Regional Commercial (R-C)	10 to 15	2.0	Regional Retail
<b>Industrial and Other Zones</b>						
17.30	Manufacturing Service (M-S)	17.30	Manufacturing Service (M-S)	-	2.0	Industrial
17.32	Heavy Industrial (M-H)	17.32	Heavy Industrial (M-H)	-	2.0	Industrial
17.34	Wrecking Yard (M-W)	17.34	Wrecking Yard (M-W)	-	2.0	Industrial
		17.35	Open Space (OS)	-	-	Parks and Open Space



As part of the City's Zoning Code Update, the City is also implementing minor amendments to GP 2035, specifically to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. These include changes to the General Plan Land Use Types, specifically the addition of a new land use designation - Downtown Transition. Table 2 shows these changes would result in a net addition of 325 additional potential units in the City's future development capacity under GP 2035 compared to what was previously analyzed: 176,478 units under the 2015 GPLU compared to 176,478 under GP 2035. This 0.2% increase in development capacity is negligible in the context of the maximum overall development capacity under either scenario. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character, and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These minor changes noted above to proposed land use designations under the General Plan Amendment would allow for future development and redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

The City's GP 2035 and related Zoning Code update, and minor amendments, would ensure that future development is guided to areas where the community desires change while protecting the character of existing development in other areas such as the majority of the residential and some of the commercial areas. The City's Zoning Code Update would therefore help guide the future growth and character of the City while allowing for development changes such as, but not limited to, increased building heights, maximum Floor Area Ratios (FARs), and design regulations.



**Table 2 Land Use Comparison**

2015 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	2023 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	Net Change
Agricultural Rancho	0.00	0%	0.025	0	Agricultural Rancho	0.00	0%	0.025	0	0
Downtown Center	80.60	0%	65	5,239	Downtown Center	88.56	1%	65	5,756	518
					Downtown Transition	6.26	0%	25	156	156
General Neighborhood	1,472.62	8%	25	36,816	General Neighborhood	1,405.37	8%	25	35,134	-1,681
Industrial	1,417.21	8%	0	0	Industrial	1,518.83	9%	0	0	0
Neighborhood Center	610.21	3%	40	24,409	Neighborhood Center	580.16	3%	40	23,207	-1,202
Open Space	1,586.08	9%	0	0	Open Space	2,309.52	13%	0	0	0
Public Facilities	110.12	1%	0	0	Public Facilities	107.50	1%	0	0	0
Resort	3,154.95	18%	8	25,240	Resort	3,158.29	18%	8	25,266	27
Regional Retail	972.07	6%	15	14,581	Regional Retail	1,118.70	6%	15	16,781	2,199
Rural Rancho	115.75	1%	1	116	Rural Rancho	0.00	0%	1	0	-116
School	175.98	1%	0	0	School	183.98	1%	0	0	0
Suburban Neighborhood	2,211.02	13%	8	17,688	Suburban Neighborhood	2,324.03	13%	8	18,592	904
Suburban Retail	491.96	3%	0	0	Suburban Retail	492.23	3%	0	0	0
Urban Employment	555.88	3%	65	36,132	Urban Employment	548.49	3%	65	35,652	-480
Urban Neighborhood	464.54	3%	35	16,259	Urban Neighborhood	464.54	3%	35	16,259	0
Specific Plans	3,172.43	18%			Specific Plans	3,172.43	18%			0
ROW/No Data	1,052.87	6%	0	0	ROW/No Data	165.42	1%	0	0	0
<b>Total</b>	<b>176,44.30</b>	<b>100%</b>		<b>176,478</b>	<b>Total</b>	<b>176,44.30</b>	<b>100%</b>		<b>176,803</b>	<b>325</b>





## CEQA Guidelines Applicability

The City's proposed Zoning Code and General Plan Amendment (proposed project) is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified", except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City's GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with "a general plan of a local agency", and with Section §15183 (d) (2) which states that "an EIR was certified by the lead agency for the.... general plan".

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

Therefore, the following discussion evaluates the proposed project's consistency with the certified 2015 EIR prepared for the City's GP 2035 to determine whether the proposed project would have new effects or an increase in severity of significant environmental effects beyond those identified in the 2015 EIR. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

This FOC has been prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines.



## Finding of Consistency

The following discussion addresses each of the environmental issues studied in the 2015 EIR for the City's GP 2035, comparing the effects of the proposed project to the effects of the adopted GP 2035. These environmental issues include aesthetics, agricultural resources, air quality, biological resources, cultural resources (including tribal cultural resources), geology and soils (including mineral resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and recreation, transportation and traffic, and utilities and public service systems. However, in 2019, Appendix G of the CEQA Guidelines was amended and two new environmental issue areas were added: energy and wildfire. These topics are incorporated into the discussions below.

### Aesthetics

There are no designated scenic vistas within the GP 2035 Planning Area, but certain scenic views, such as those of nearby mountains, are present. Although future development consistent with GP 2035 would allow for development on currently undeveloped parcels and intensify urban development on previously developed parcels, the 2015 EIR determined that conformance to goals and policies of the Land Use and Community Character, and Infrastructure and Public Services Elements of GP 2035 would ensure development would be designed and sited to minimize obstruction of views. The 2015 EIR therefore determined less than significant impacts on scenic vistas.

There are no state-designated scenic highways within the GPU Planning Area. However, all future development in the City and its Planning Area would be required to comply with GP 2035 policies. Sustainability and Natural Environment Element policies 6.2, 10.9, and 13.6 would lessen potential impacts by restricting new billboards and encouraging preservation and conservation of open space and scenic natural features. Therefore, the 2015 EIR determined less than significant impacts to scenic resources along a state-designated scenic highway.

GP 2035 would facilitate development that would alter the visual character of the City, specifically along the I-10 corridor. However, land use designations included in GP 2035 provide guidance for allowable uses, building density, parking location, streetscape design, and other elements which drive future development within specific land use designations. Urban form would be retained by adherence to the GP 2035 policies that preserve the visual characteristics of the City. Policies within the Land Use and Community Character Element would ensure compatibility with the existing visual character of the City. The 2015 EIR determined a less-than-significant impact to community character as a result of GP 2035.

GP 2035 would facilitate development that would introduce new sources of light and glare within the planning area. Development within the City would comply with applicable zoning standards that limit light and glare, such as Municipal Code 16.28.150 (L), 17.56.010 (J)(2)(e), and 17.54.010 (k). In addition, Furthermore, the GP 2035 includes the Land Use and Community Character policy 6.5, Dark sky, to limit outdoor light sources from new development to preserve night sky viewing opportunities. Therefore, the 2015 EIR found less than significant impacts to aesthetics associated with light and glare.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in and of itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a



regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would also provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City, and would not in itself affect scenic views, scenic vistas and community resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

## Agriculture and Forestry Resources

The 2015 EIR determined significant and unavoidable impacts to the direct conversion of agricultural resources and Williamson Act contracts. The 2035 GPU did not designate any lands for exclusive agricultural use and development facilitated by the 2035 GPU could ultimately end commercial agricultural activity and preclude fallow agricultural land from future production. There are 9,862 acres of farmland in the City rated as Prime or Unique Farmland, or Farmland of Local Importance impacted by the 2035 GPU. The 2035 GPU identified approximately 994 acres of Williamson Act contracts within the Planning Area which would be designated to urban uses. Furthermore, the 2015 EIR did not identify any mitigation measures available to reduce potential impacts.

The 2015 EIR determined less than significant impacts related to the indirect conversion of agricultural resources as a result of the 2035 GPU. Although implementation of the 2035 GPU could place incompatible land uses next to agriculture, policies within the Sustainability and Natural Resources Element address urban-agricultural interfaces. Policies would be implemented on a project-by-project basis to address specific project-level impacts.

The 2015 EIR determined no impacts related to the direct and indirect conversion of forestry resources as a result of the 2035 GPU. The Planning Area does not contain forest land or timberland and no areas are zoned for such uses. As a result, the 2035 GPU would not result in a loss or conversion of forest land or timberland.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its existing land uses. The proposed project would involve updated regulations relative to the use and development of land uses in the City, however these changes are not related to agricultural or forestry resources. The proposed project would not in itself affect agricultural or forestry resources or result in the loss or conversion of land or Williamson Act Contracts, beyond what was analyzed under the 2015 EIR for the GP 2035. Since all subsequent development would be required to adhere to GP 2035 policies if located on or adjacent to agricultural lands, and specific requirements would be determined by the City at a project-level, the proposed project would not create any new significant impacts beyond those identified in the 2015 EIR.



## Air Quality

The 2015 EIR determined that housing, population, and employment growth generated by implementation of the 2035 GPU would be roughly similar to projections utilized in the Air Quality Management Plan. Therefore, the 2035 GPU would not conflict with the applicable air quality plan for the region and impacts would be less than significant.

The 2035 GPU would result in new development that would generate temporary construction and long-term operational air pollutant emissions, including toxic air contaminants (TACs), that could exceed the applicable thresholds and expose sensitive receptors to substantial pollutant concentrations. The 2035 GPU includes policies in the Sustainability and Natural Environment Element such as 11.3 and 11.8 to limit sensitive receptors' exposure to emissions and dust. Thus, the 2015 EIR identified a less than significant impact related to criteria air pollutant emissions and the exposure of sensitive receptors to pollutant concentrations.

The 2015 EIR determined that implementation of the 2035 GPU would not result in significant odor impacts. Policies within the Land Use and Community Character Element and Health and Equity Element would ensure that future development within the City would be compatible with existing uses and would not expose sensitive receptors to significant new sources of objectionable odors.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. As shown in Table 2, the proposed project would not generate substantial population growth or accommodate growth beyond what was envisioned under GP 2035. Neither would the Zoning Code Update result in an impact to the South Coast Air Quality Management District (SCAQMD) AQMP beyond that identified and analyzed in the 2015 EIR. Implementation of the proposed project would not result in air pollutant emissions or CO concentrations beyond those associated with the growth forecast under GP 2035. There would be no construction or operation impacts of the proposed project because the proposed project in itself would not directly result in development. The proposed Zoning Code Update would not therefore create any new significant impacts related to air quality, nor would it increase the severity of impacts identified in the 2015 EIR. The proposed project would therefore not result in air quality impacts beyond those identified in the 2015 EIR.

## Biological Resources

As discussed in the 2015 EIR, new or intensified development in the City and its SOI could lead to direct or indirect impacts to special-status species from construction and operation. Compliance with existing policies and regulations such as the Migratory Bird Treaty Act (MBTA), National Pollutant Discharge Elimination System (NPDES), and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Land Use Agency Guidelines would limit potential construction impacts. In subareas 5, 6, and 7 of the land use map shown in the General Plan update, agricultural lands may be replaced by industrial, commercial, and civic uses where there is moderate potential for sensitive species. The 2035 GPU notes potential impacts are less than significant but recommends mitigation to add a policy to survey projects proposed in subareas 5, 6, and 7 and implement mitigation measures prescribed by a qualified biologist if sensitive species are present. In addition, policies contained in the Sustainability and Natural Environment Element of the 2035 GPU such as 5.6, 9.1, 9.2, 9.4, and 10.7 would reduce the



potential for future impacts to sensitive species. Therefore, the 2015 EIR determined that, with mitigation, the 2035 GPU would not result in significant impacts to special-status species.

Compliance with existing policies and regulations such as NPDES and the CVMSHCP would limit potential construction impacts to riparian and sensitive habitats. In addition, policies contained in the Sustainability and Natural Environment Element such as 7.1, 7.2, 7.6, 10.2, and 10.8 would reduce the potential for future impacts to sensitive natural communities. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to riparian habitat or sensitive natural communities.

As discussed in the 2015 EIR, the Planning Area contains portions of the Whitewater River, and blue line channels and washes east of the Coachella Canal that are likely jurisdictional. Future development associated with the 2035 GPU could result in direct impacts to jurisdictional resources should it encroach into jurisdictional waters and wetlands through grading or vegetation removal. Indirect impacts to jurisdictional resources may occur during and after construction or operations if these activities introduce runoff, toxics, or invasive species into these systems. However, future development would be required to comply with policies and regulations including the Clean Water Act, NPDES, California Fish and Game Code, and CVMSHCP. In addition, the 2035 GPU includes policies in the Sustainability and Natural Environment Element to protect wetlands. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts to wetlands.

Future development consistent with the 2035 GPU could result in impacts to the movement of resident and migratory wildlife species should existing wildlife movement corridors be constrained or replaced by future development. Two migratory species reside seasonally with the Planning Area: Golden Eagle and Swainson's Hawk. The 2015 EIR notes significant tracts of land that would be set aside as open space, such as subarea 13 and subarea 17. Additionally, policies in the Sustainability and Natural Environment Element such as 5.6, 9.2, 9.6, and 9.7 provide tools to preserve wildlife corridors and preserve open space in the Planning Area. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to wildlife movement.

The Planning Area contains Conservation Areas identified in the CVMSHCP, primarily within the SOI. The 2035 GPU does not propose development within the SOI and any development within Conservation Areas located within the City limits would be required to comply with the provisions of the CVMSHCP. Additionally, the 2035 GPU Sustainability and Natural Environment Element contain policies to minimize the potential for conflicts with the CVMSHCP, such as Policy 9.4, 9.5, 10.2, and 10.7 to ensure compliance with the CVMSHCP. Therefore, the 2015 EIR determined that the 2035 GPU would not conflict with the CVMSHCP and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns and growth projections as identified in 2035 GPU. As a policy and regulatory document, it would not result in potential development or redevelopment such that there are resulting impacts to sensitive species, riparian habitats or sensitive natural communities, wetlands, or migratory corridors. Likewise, the proposed project would not conflict with the provisions of the CVMSHCP or local policies protecting biological resources. Since the proposed project would implement the 2035 GPU Goals, Policies, and land use designations, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan



Land Use 2035 Map would not create any new significant impacts related to biological resources, nor would it increase the severity of impacts beyond those identified in the 2015 EIR. Impacts would remain less than significant under the proposed project.

## Cultural Resources and Tribal Cultural Resources

### Historical and Archeological Resources

Historic resources are located throughout the Planning Area. According to the Eastern Information Center, there are 176 historical resources in the Planning Area, but the only registered historical resource is the Coachella Valley Water District Building. The City has an existing ordinance (Section 15.98.190) to prevent destruction or impact on Class 1 historical resources. With compliance to the National Historic Preservation Act, California Public Resources Code Section 5097.5, and 2035 GPU Sustainability and Natural Environment policies 12.3 and 12.4, the 2015 EIR determined impacts to historical resources would be less than significant.

The Planning Area contains a significant amount of archaeological resources due to its rich history and historic settlements. If archaeological resources are found on Tribal Lands, a Sacred Lands Search through the Native American Heritage Commission would be required. Existing State regulations provide a framework to protect against impacts to unique archaeological resources. The 2035 GPU Sustainability and Natural Environment Element contains policies which require site plan review and monitoring of development activities to minimize the potential for impacts to archaeological resources. Therefore, the 2015 EIR determined a less than significant impact to archaeological resources.

Human remains, including cemeteries and tribal burial sites, do exist within the Planning Area. Although soil-disturbing activities associated with future development consistent with the 2035 GPU could result in the discovery of human remains, compliance with existing laws and regulations, including the California Health and Safety Code, would ensure that significant impacts to human remains would not occur. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to disturbance of human remains.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City and would not directly affect historical or archaeological resources beyond what was analyzed under the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR.



## Tribal Cultural Resources

Land disturbance associated with implementation of the 2035 GPU could result in the accidental destruction or disturbance of known or previously undiscovered tribal cultural resources. Pursuant to Senate Bill 18, Native American tribes were contacted when creating the 2035 GPU to ensure tribal resources were adequately considered. No sacred uses or tribal cultural resources were identified in communications with tribes. In addition, the Sustainability and Natural Environment Element of the 2035 GPU implements policies requiring site monitoring and coordination with local tribes to minimize the potential for impacts. Therefore, the 2015 EIR determined a less than significant impact to tribal cultural resources.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development but would rather designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project therefore would not directly affect tribal cultural resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR. Impacts would therefore remain less than significant.

## Energy

The 2015 EIR did not discuss energy impacts as the inclusion of this issue was not a standalone environmental CEQA Guidelines Appendix G checklist question at the time the 2015 EIR document was prepared. Therefore, a discussion of energy impacts is provided to supplement the 2015 EIR.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, analysis of a project's energy use should consider whether the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The analysis should include the project's energy use for all phases and components, including construction and operation.

However, the proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established under the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. 2035 GPU policies in the Sustainability and Natural Environment Element in such as 2.1 through 2.14 would minimize the occurrence of inefficient, wasteful, and unnecessary energy consumption during construction and operation of development carried out under the proposed project. In addition, construction and operation of projects facilitated by the proposed project would be required to comply with relevant provisions of CALGreen and Title 24 of the California Energy Code. Therefore, the proposed project would not result in any significant impacts relative to energy.



## Geology and Soils

The City contains areas subject to fault rupture, seismic ground shaking, liquefaction, landslides, and soil expansion. In addition, future development associated with the 2035 GPU could result in erosion from construction activities. Although implementation of the 2035 GPU would result in subsequent development that could be exposed to geologic hazards including seismic hazards and unstable soils and may result in erosion, future development would adhere to applicable state laws, local regulations, and 2035 GPU policies in the Safety Element such as 1.6, 1.7, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, and 2.8, which would minimize these effects. Therefore, the 2015 EIR determined all impacts related to geology and soils to be less than significant. Additionally, impacts to paleontological resources, discussed in Section 4.4, *Cultural Resources*, of the 2015 EIR were determined to be less than significant with incorporation of applicable 2035 GPU policies 10.3, 10.4, 10.5, and 12.6 from the Sustainability and Natural Environment Element.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Future permitted uses under the proposed project would be required to comply with the California Building Code (CBC), which provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Furthermore, all development on sites of between one and five acres would be required to comply with the provisions of the NPDES Phase II regulations concerning the discharge of eroded materials and pollutants from construction sites. Any future development or redevelopment would also have to comply with the GP 2035 goals and policies contained in the Land Use and Community Character Element, Sustainability and Natural Environment Element, and Safety Element related to geologic hazards and the minimization of erosion impacts. The proposed project would not expose individuals to the effects of strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides, erosion or loss of topsoil, expansive soils, subsidence, or collapse beyond what could occur under the 2035 GPU and impacts would be less than significant. Likewise, with adherence to the 2035 General Plan Sustainability and Natural Environment Element policies, the proposed project would have less than significant impacts to paleontological resources.

## Greenhouse Gas Emissions

The 2015 EIR determined that future development consistent with the 2035 GPU would result in greenhouse gas (GHG) emissions that would exceed the applicable per service population reduction target threshold of 4.2 MT CO<sub>2</sub>E established by the City. The 2015 EIR determined impacts would be significant but mitigable with implementation of the City's Climate Action Plan (CAP) measures included in Table 18 of the CAP to reach an annual per service population emission figure of 4.2 MT CO<sub>2</sub>E or less by 2035.

In addition, the 2015 EIR determined that the sustainability policies and CAP programs would help the City progress toward its greenhouse gas emission reduction target and consistency with the Climate Change Scoping Plan of the California Air Resources Board (ARB) and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) of the Southern California Association of Governments (SCAG September 2020). Therefore, the policies, programs, measures, and actions of the





2035 GPU are consistent with the ARB's Scoping Plan and the statewide plan to achieve the goals of AB 32 and impacts related to conflicts with plans, policies, or regulations would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce GHG emissions by reducing car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).

While implementation of the proposed project itself would not result in direct or indirect operational and construction GHG emissions, the Zoning Code Update would have the potential to assist in the development of future uses which would generate GHG emissions. Construction GHG emissions would result from the combustion of fossil fuels from heavy-duty construction equipment and from construction worker vehicles and would be temporary in nature. In addition, future development would generate operational emissions associated with vehicle, energy, and water use, as well as solid waste and wastewater generation. Future development in the City would be subject to regulations in place at the time the development is proposed that are aimed at achieving statewide GHG reduction targets, including Title 24 and the California Green Building Code. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR as less than significant impacts.

## Hazards and Hazardous Materials

The 2035 GPU facilitates the development of commercial and industrial uses which may handle hazardous materials. However, the use, transport, and disposal of hazardous materials and waste is highly regulated, and the 2035 GPU contains policies in the Safety Element to further limit the potential for impacts due to the transport, use, disposal, and accidental release of hazardous materials. All future and existing development that involves hazardous materials use, transport, and disposal would be required to comply with the California Health and Safety Code; the Comprehensive Environmental Response, Compensation, and Liability Act; the Resource Conservation and Recovery Act; and applicable 2035 GPU policies. Therefore, the 2015 EIR determined that the 2035 GPU would not result in a significant impact due to the routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials.

At the time of certification, the 2015 EIR identified one open/active hazardous materials site listed on a hazardous material site list compiled pursuant to Government Code §65962.5. The 2015 EIR determined the listed site is required to be remediated for anticipated future land use in accordance with existing state and federal regulatory requirements. Additionally, the 2015 EIR notes that policies within the 2035 GPU and applicable federal and state laws would ensure impacts related to future development on listed hazardous materials sites are taken into consideration and avoided, minimized, or mitigated.



Therefore, the 2015 EIR determined that buildout of the 2035 GPU would result in less than significant impacts related to listed hazardous materials sites.

The 2035 GPU would involve the alteration, intensification, and redistribution of land uses within the City. However, all future development would be subject to policies within the Safety Element and would also be reviewed by the City's Fire Department prior to any issuance of permits to ensure that projects would not interfere with emergency access and response. 2035 GPU Safety Element policies would ensure that the City's emergency response plan and City Ordinances are updated regularly to reflect current evacuation and emergency procedures. In addition, Policy 8.1 would ensure that the Local Hazard Mitigation Plan is maintained and updated to reflect up to date emergency response and disaster preparedness information, and applicable evacuation procedures. Therefore, the 2015 Final EIR determined a less than significant impact to potential impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan as a result of the 2035 GPU.

Although the 2015 EIR identifies the Jacqueline Cochran Regional Airport as an airport which could result in potential hazards, all future development would be required to comply with federal and state law concerning airport hazards. Additionally, 2035 GPU policies would ensure specific development projects are consistent with the Jacqueline Cochran Regional Airport's Airport Land Use Compatibility Plan hazard zones. Therefore, the 2015 EIR determined a less than significant impact associated with airport hazards.

Although the City is not subject to extensive wildland fire risk due to its desert environment, because the Planning Area has an urban-wildland interface in areas of the City, exposure to wildland fires is a potential threat to existing and proposed structures. Policies in the Sustainability and Natural Environment Element and Safety Element requiring buffers, vegetation control, and adequate fire response; and encouraging sprinkler retrofits; aim to protect structures and population from wildland fires. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to wildland fire risk.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development that would introduce new hazards or hazardous materials in the City, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Likewise, the project would not directly result in new development on properties identified on a hazardous material site list compiled pursuant to Government Code §65962.5. As described in the 2015 EIR, future development in the City would remain subject to federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, as well as laws pertaining to the use and cleanup of contaminated sites. Therefore, the proposed project would not create any new significant impacts related to the routine use, transport, or disposal of hazardous materials, risk of accidental release of hazardous materials, or risks related to development on contaminated sites. Impacts would remain less than significant, as identified in the 2015 EIR.

Although the proposed project would facilitate changes to the intensity and distribution of land uses within the City, including potential changes to land uses in areas nearby the Jacqueline Cochran Regional Airport, all subsequent development would be required to adhere to federal and state law concerning airport hazards. Likewise, future development would be required to comply with City policies concerning



emergency access, response, and evacuation procedures. Therefore, similar to the 2035 GPU, the Zoning Code Update would not result in a significant impact due to airport hazards or impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan. Impacts would remain less than significant, as identified in the 2015 EIR.

As described in the 2015 EIR, wildland fires are a potential threat to existing and proposed structures in the City. Implementation of the Zoning Code Update and the minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map would not increase wildland fire risk or expose people or structures to significant risk of wildland fires. Therefore, the proposed project would not create any new significant impacts related to wildland fires, nor would it increase the severity of impacts that were identified in the 2015 EIR.

## Hydrology and Water Quality

Future development facilitated by the 2035 GPU could result in impacts to water quality during construction due to erosion and chemical and fuel spills. In addition, operation of new development could result in altered drainage patterns and runoff and generate common pollutants such as sediment, oil and grease, pesticides, and trash that could create polluted runoff. However, as concluded in the 2015 EIR, compliance with NPDES permit requirements, the Coachella Municipal Code (CMC), and policies from the Sustainability and Natural Environment Element, Safety Element, Land Use and Community Character Element, and Infrastructure and Public Services Element of the 2035 GPU would reduce water pollutants from construction and operation of new development to the maximum extent practicable. Likewise, compliance with these policies and regulations would ensure that new development would not alter site drainage patterns such that there would be increased runoff or flooding. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to water quality and waste discharge requirements, site drainage patterns, erosion and siltation, and runoff.

Future development facilitated by the 2035 GPU could result in increased impervious surfaces and reduced groundwater infiltration and recharge. However, the 2035 GPU contains policies in the Safety Element, such as Policy 2.9, Groundwater resources protection; and Infrastructure and Public Services Element Policy 2.19, which would promote groundwater recharge and reduce such impacts. In addition, future development would be required to comply with local and state regulations that require the inclusion of permeable surfaces to ensure stormwater retention and infiltration. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to groundwater.

The City is not at risk of flooding from tsunamis or seiches because of its distance from the ocean or other large bodies of water and intervening topography, but portions of the City are within 100- and 500-year flood zones. The 2035 GPU Land Use Element permits a variety of uses in these areas, including but not limited to residential, mixed-use, open space, and commercial uses. Therefore, future development with these flood hazard areas has the potential to expose people or structures to flooding or impede/redirect flood flows. However, the 2035 GPU includes a range of policies in the Sustainability and Natural Environment, Infrastructure and Public Services, and Safety Elements intended to reduce risks from flooding, including design review of storm drain and flood control facilities, restricted development within floodplains, and regularly updated hazards mapping. Therefore, the 2015 EIR determined that with compliance with local, state, and federal regulations related to flooding, the 2035 GPU would not result in significant flooding-related risks.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses.

Any future development and redevelopment projects in the City would be subject to applicable water quality standards and waste discharge requirements. Furthermore, in compliance with federal, state, regional, and local requirements, contractors constructing new development or redevelopment projects would be required to implement Best Management Practices, which aim to control flooding, reduce erosion, and improve overall water quality. All future development projects would be required to comply with applicable federal, state, and local laws and regulations concerning the protection of water quality, runoff and stormwater control, flood risks, and groundwater infiltration, including the federal Clean Water Act and the CMC, as discussed in the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts relative to stormwater and pollutants, reduction in groundwater supplies and quality, drainage patterns, downstream flooding and urban runoff, dam inundations, tsunamis and seiches, beyond what was identified in the 2015 EIR. Impacts would remain less than significant.

## Land Use and Planning

Implementation of the 2035 GPU would involve development within the existing City boundaries/limits. New development or redevelopment would not physically divide any established communities in the Planning Area, rather, the GPU seeks to maintain and preserve the quality of Coachella's existing neighborhoods. Thus, the 2015 EIR determined that the 2035 GPU would have less than significant impacts associated with physically dividing established communities. The 2015 EIR determined the 2035 GPU is in line with all existing plans besides the proposed Shadow View Specific Plan. However, the 2035 GPU includes a policy requiring a plan amendment to revise Shadow View to comply with 2035 GPU goals, policies, and land use designations to bring this specific plan into conformance with the General Plan prior to development. Therefore, the 2015 EIR determined that the 2035 EIR would not conflict with applicable land use plans, policies, and regulations and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. As the Zoning Code Update would align with the 2035 GPU, the proposed project would not conflict with an existing land use plan, policy or regulation, nor would it



physically divide an established community beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

## Mineral Resources

Impacts to mineral resources were discussed in Section 4.5, *Geology and Soils*, of the 2015 EIR. The state Mining and Geology Board has defined Mineral Resource Zones (MRZs) based on the presence or absence of significant sand, gravel, and crushed rock resources. The majority of the City is identified as MRZ-1, which are areas with little likelihood for significant mineral deposits. However, there are some areas in subarea 17 that are classified as MRZ-2a, which are areas with significant mineral deposits. The MRZ-2 areas within the City are designated as open space and mining activity is a permitted use. Goal 8 and Policies 8.1 through 8.5 of the Sustainability and Natural Environment Element regarding mining operations and mineral resources would lessen impacts related to the availability of mineral resources. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The 2015 EIR noted that the 2035 GPU would not result in significant impacts. Similarly, the Zoning Code Update would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

## Noise

The 2035 GPU would result in new development that would generate construction noise and vibration, along with increased traffic and stationary noise sources. Additionally, new development in accordance with the 2035 GPU could result in new noise sensitive receptors in areas with existing and future noise levels that would exceed the applicable thresholds. As concluded in the 2015 EIR, implementation of the City's existing noise regulations and standards, as well as goals and policies of the 2035 GPU, would reduce potential temporary noise and vibration impacts related to the construction of future land uses to less than significant levels. The 2015 EIR also determined that implementation of the 2035 GPU would not result in the siting of new sensitive land uses and receptors that would be exposed to significant traffic, railroad, or stationary sources of noise. Likewise, the 2015 EIR determined that development of new land uses in accordance with the 2035 GPU would not result in exposure of future residents and workers to airport noise levels in excess of the standards.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Therefore, as a regulatory document, the proposed project



would not generate substantial population growth or accommodate growth beyond what was envisioned under the 2035 GPU. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the Zoning Code Update would not result in any new noise impacts beyond that was identified and analyzed in the 2015 EIR, nor would it increase the severity of impacts identified in the 2015 EIR.

## Population and Housing

The 2035 GPU is intended to accommodate an increased projected population to 135,000 people by 2035. This projection is considered reasonably similar to the population projection developed by the Southern California Association of Governments, which envisions population increases to about 128,700 in 2035. Additionally, the City is already served by essential public services, and future roadway system improvements identified in the 2035 GPU are intended to accommodate future population growth. Thus, infrastructure and roadway system improvements would not induce additional development that would increase population. Therefore, the 2015 Final EIR determined the 2035 GPU would not induce growth, directly or indirectly, beyond what was projected for the City.

The 2035 GPU would accommodate new housing opportunities in the City to accommodate future growth. The 2015 EIR does not identify any loss of housing opportunities because the 2035 GPU accommodates forecasted growth in the City through 2035. Since new housing would more than offset any temporarily displaced housing due to future land use development, the 2015 EIR determined no additional replacement housing would be necessary.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Accordingly, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, implementation of the project would not generate substantial housing or population growth beyond what was anticipated in the 2035 GPU and the 2015 EIR. Likewise, the proposed project would provide for appropriate zoning designations throughout the City and would ensure the City is able meet the housing needs identified in the 2035 GPU to accommodate anticipated population growth. Therefore, the project would not result in substantial displacement of housing or people beyond what was identified in the 2015 Final EIR. Impacts would remain less than significant.

## Public Services

### Fire and Police Protection

The 2035 GPU would facilitate growth that would increase demand for fire and police protection services. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for fire and police services. In addition, the 2035 GPU Infrastructure and Public Services Element and Sustainability and Natural Environment Element contain policies to ensure adequate firefighting and police staff, infrastructure, and the provision of environmentally sustainable infrastructure and facilities. The 2035 GPU did not propose new fire or police facilities, and thus the 2015 EIR determined that impacts would be less than significant.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in the *Population and Housing* section, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause substantial growth beyond what was expected, as shown in Table 2, and therefore not result in the need for new or physically altered fire or police facilities beyond what was already anticipated. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered emergency service facilities than what was identified in the 2015 EIR.

## Schools

To accommodate a future influx of students, local school districts have anticipated that construction of new schools would be required. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for schools. In addition, the 2035 GPU Infrastructure and Public Services Element and Land Use and Community Character Element contain policies to ensure schools and facilities can accommodate the City's existing and future population, and the provisioning of environmentally sustainable school facilities. Although future expansion of existing schools or development of new schools may be required, no specific school facilities were proposed within the 2035 GPU, and thus project-specific impacts would be addressed when future facilities are proposed. The 2015 Final EIR determined 2035 GPU impacts to schools would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2015 EIR anticipates an influx of students with population growth through 2035, which may exceed the current capacity of school systems serving the City, Table 2 shows the proposed project would not contribute to a substantial additional influx of students beyond what was previously predicted since the overall land use changes are negligible. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered school facilities beyond what was anticipated within the 2015 EIR.

## Libraries

The 2035 GPU anticipates growth, and subsequently an increased demand for library services. However, growth accommodated by the 2035 GPU would generate revenue for the library pursuant to the City's Development Impact Fee ordinance in Section 4.45.060 (B) which requires developer fees for library facilities to be used for the land acquisition and construction costs of a public library facility as part of the Riverside County Library System, to serve the new residential development in the City. Future development would be required to pay development impact fees that would be used to offset additional demand on libraries serving the City. In addition, the 2035 GPU Infrastructure and Public Services and Land Use and Community Character Elements provide policies intended to ensure the development of necessary public facilities and services for the City, which can aid the County in the planning of future



local libraries. Therefore, the 2015 EIR determined that impacts to libraries would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for libraries, the proposed project would not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered libraries beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

## Recreation

Growth accommodated by the 2035 GPU would result in increased demand for parks and recreational facilities. The 2035 GPU identifies a goal to expand parkland to cover 3.0 acres per 1,000 persons. The Planning Area is currently deficient in parkland by 62 acres. The 2035 GPU Land Use and Community Character, Community Health and Wellness, and Sustainability and Natural Environment Elements addresses potential environmental impacts by including policies that would require the provision of new parkland concurrently with new development, ensuring that goals to have 3.0 acres of parkland per 1,000 persons will be met. It would also increase parks and recreational amenities for residents to meet the demands associated with future population growth. Individual recreational and park projects identified in the 2035 GPU would be required to undergo project-level environmental review once project details are determined. Therefore, the 2015 EIR determined that growth accommodated by the 2035 GPU would not result in significant impacts to parks and recreational facilities.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, the proposed project would not substantially contribute to any additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. The 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering their goal of expanding parkland. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.





## Recreation

The potential for the 2035 GPU to result in the substantial physical deterioration of existing parks and recreational facilities or the need for the construction of new facilities which might have an adverse physical effect on the environment is addressed in Section 4.15, *Public Services*, of the 2015 EIR and discussed above.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, a project should consider potential impacts related to the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The CEQA analysis should also consider whether the project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development of new parks or other uses or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project and the proposed project would therefore not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. Additionally, the 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering its goal of expanding parkland. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

## Transportation/Traffic

The 2015 EIR determined that future traffic generated by the 2035 GPU would result in significant and unavoidable impacts to roadway congestion on several street and freeway segments. Impacts to local roadway segments which would be mitigated to a less than significant level through implementation of physical improvements associated with key intersections and the expansion of Avenue 50. Additional impact reduction is provided by policy language in the Land Use Element and Mobility Element oriented toward reducing vehicle usage, but the 2015 EIR determined that level of service (LOS) impacts to these segments would remain significant and unavoidable. It should be noted that, subject to Senate Bill 743 (SB 743) of 2013 and changes to the CEQA Guidelines adopted by the State Office of Planning and Research (OPR) in 2018 in response to SB 743, a project's impact on vehicle miles traveled (VMT), not LOS, is now the appropriate metric for analyzing a project's transportation impacts under CEQA Guidelines section 15064.3, subdivision (b). The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce VMT by reducing solo car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).



The 2015 EIR determined that policies contained in the 2035 GPU Mobility Element to promote alternate modes of transportation including active transportation and public transit would align with the Riverside County Transportation Commission Congestion Management Program but would not fully mitigate regional impacts. Therefore, the 2015 EIR determined that the 2035 GPU would result in a significant impact due to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The 2015 EIR noted there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways.

Public transportation improvements proposed by the 2035 GPU and future private development could potentially result in hazardous roadway conditions due to design features or incompatible uses or inefficient or inadequate emergency access. However, all proposed development would be subject to the City's roadway engineering and Fire Code standards, which are meant to ensure adequately designed roads for safety and emergency access. Future development would also be required to comply with the land uses proposed in the 2035 GPU and the zoning code, which minimize incompatible uses within the City. The 2035 GPU Mobility Element includes policies that encourage traffic safety, which would further help avoid traffic hazards and inadequate emergency access from growth facilitated by the 2035 GPU. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to roadway hazards and emergency access.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Additionally, as noted in Table 2, there would be negligible net land use change. The proposed project would therefore not generate substantial population growth or modify the existing transportation system beyond what was envisioned under the 2035 GPU. The 2015 EIR determined that since all future development in the City would have to comply with plans, policies, and programs related to alternate modes of transportation, traffic hazards, traffic safety, and emergency access, traffic impacts for these issues areas would be less than significant. Similarly, the proposed project would have less than significant impacts related to these issues because it would have to comply with the same plans, policies, and programs.

As a policy document that is consistent with the 2035 GPU, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. The proposed Zoning Code Update would not increase transportation/traffic impacts beyond those identified in the 2015 EIR. The 2015 EIR determined that the 2035 GPU would result in a significant impact due to its potential to conflict with adopted regional transportation plans, and there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways. The proposed Zoning Code Update would not increase this policy inconsistency impact but would also not reduce it to a less than significant level, and this impact would remain significant and unavoidable.

## Utilities and Service Systems

### **Wastewater**

The increased population of the City under the 2035 GPU is anticipated to result in an increased total demand for wastewater treatment services in the year 2035. The water reclamation facility serving the



City is anticipated to have adequate capacity to treat wastewater flows generated by growth expected under the 2035 GPU. In addition, the 2035 GPU Land Use and Community Character Element and Infrastructure and Public Services Element include overarching goals and policies supporting effective wastewater treatment facilities. Therefore, the 2015 EIR concluded that the 2035 GPU would have less than significant impacts related to wastewater.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause growth and associated wastewater generation beyond what was expected. Therefore, the proposed project would not result in impacts related to wastewater generation and treatment beyond what was already anticipated in the 2035 GPU and 2015 EIR. Impacts would remain less than significant.

## **Water System and Water Supply**

The 2035 GPU would result in increased development and population growth in the City, which would create additional demand for potable water. However, the 2035 GPU contains a number of goals and policies in the Land Use and Community Character, Sustainability and Natural Environment, and Infrastructure and Public Services Elements to ensure a sustainable water supply and promote water conservation. In addition, the 2010 Urban Water Management Plan for the City's water supplier indicates that adequate water supplies would be available to serve the City through the year 2035. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to the water system and water supply.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population growth and associated water use beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.



## Stormwater Drainage System

Future development consistent with the 2035 GPU would involve grading or alteration of existing site conditions that would affect site runoff. However, future development projects would be required to prepare grading and site drainage plans consistent with RWQCB requirements that require new development and redevelopment to control the rate and volume of storm water runoff through installation of storm water infrastructure such as retention structures, subsurface areas, and cisterns. Furthermore, the 2035 GPU includes goals and policies in the Sustainability and Natural Environment and Infrastructure and Public Services Elements that support provisioning of adequate storm water facilities in the City. Therefore, the 2015 EIR determined that implementation of the 2035 GPU would result in less than significant impacts to the stormwater drainage system.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates changes to land use that could alter site drainage and increase flows to the stormwater drainage system, the proposed project would not cause increased development and associated stormwater generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

## Solid Waste

The 2035 GPU would result in increased development and population within the City, which would generate increased solid waste that could affect the capacity of landfills serving the City. The 2035 GPU Infrastructure and Public Services Element includes goals and policies that would support solid waste diversion from landfills and would promote recycling and reuse, aligning with statewide policies addressing solid waste such as AB 341. Future development would be required to comply with the provisions of the 2035 GPU to reduce solid waste generation. Furthermore, Riverside County area landfills serving the City are anticipated to have sufficient capacity to continue serving the City under 2035 GPU population and development conditions. Therefore, the 2015 EIR determined that the 2035 GPU would have a less than significant impact related to solid waste.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population



growth and associated waste generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts related to solid waste, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

## Wildfire

The 2015 Final EIR does not discuss wildfire as a separate environmental impact area because the inclusion of this issue area was not yet required under CEQA at the time the document was prepared. While the issue of wildfires was discussed as a potential hazard in the 2015 EIR (see the *Hazards and Hazardous Materials* section of this memorandum), a discussion of wildfire impacts is provided herein to supplement the 2015 Final EIR.

According to the California Department of Forestry and Fire Protection (Cal Fire), the City is located within a Local Responsibility Area (LRA) and surrounded primarily by Federal Responsibility Areas (FRAs) (Cal Fire 2023). The City and its immediate surroundings are not within a Very High Fire Hazard Severity (VHFHS) zone. The City is located within the eastern end of Riverside County which is primarily desert, with far less population and vegetation compared to the western end of the county. The City is not prone to any major wildland fires due to the desert environment which does not support large amounts of vegetation (County of Riverside Emergency Management Department 2018).

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update would provide development standards for all future growth such that all new development and redevelopment occurs in an orderly fashion in compliance with applicable fire and life safety standards and code requirements, as well as standard design requirements in accordance with the California Building Code. The proposed project would involve updated regulations relative to the use and development of land uses in the City and minor modifications to the Land Use and Community Character Element and General Plan Land Use 2035 Map and therefore would not in itself substantially alter existing land use patterns, uses, or development standards in the City beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts relative to wildfires.

## Conclusion

As discussed in the *Finding of Consistency* section above, the proposed project is consistent with the City's General Plan 2035 and its development is within the parameters considered in the 2015 EIR. In addition, as concluded under each analyzed environmental issue area, the proposed project would have no new significant environmental effects beyond those identified in the 2015 EIR. As such, additional environmental documentation is not required under CEQA.



## References

- California Department of Forestry and Fire Protection [Cal Fire]. 2023. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/> (accessed April 2023).
- County of Riverside Emergency Management Department. 2018. Multi-Jurisdictional Local Hazard Mitigation Plan. <https://www.rivcoemd.org/divisions-and-programs/mitigation/local-hazard-mitigation-plan> (accessed April 2023).
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