

4.8 | LAND USE + PLANNING

INTRODUCTION

This section describes the existing land use of the Planning Area, and potential changes and impacts under the proposed Coachella General Plan Update (CGPU). The following information will provide an analysis of existing land use conditions as well as the proposed land use plan, potential impacts, and applicable mitigation measures.

EXISTING CONDITIONS

ENVIRONMENTAL BASELINE SETTING

THE PLANNING AREA

The Planning Area covers 45,300 acres, 18,530 acres of which is the incorporated City of Coachella. The combined unincorporated and City land is largely comprised of urban settlement, agriculture land, open space, and undeveloped land. The Planning Area population is expected to increase its 2010 population of 40,704, to 135,000 by 2035, transforming the area from a small town to a mid-sized city. The expected population is expected to reach 135,000 by 2035. This growth could have an effect on existing land uses, and environmental impacts could occur from this significant growth potential.

TYPES OF LAND USE

The Planning Area is comprised of a variety of land uses including; agriculture, residential, industrial, and commercial. The following table represents the distribution of land uses as of 2008 within the Planning Area.

Table 4.8-1: Existing Land Uses within the Planning Area

LAND USE CLASSIFICATION	ACRES	% OF TOTAL DEVELOPED AREA	% OF TOTAL AREA EXCLUDING AGRICULTURE AND VACANT LAND
AGRICULTURE	11,174	33%	-
COMMERCIAL AND SERVICES	138	0.4%	3%
EDUCATION	98	0.3%	2%
FACILITIES	54	0.2%	1%
GENERAL OFFICE	101	0.3%	2%
INDUSTRIAL	892	3%	18%
MIXED COMMERCIAL AND INDUSTRIAL	5	0.01%	0%
MULTI-FAMILY RESIDENTIAL	55	0.2%	1%
OPEN SPACE AND PARKS	109	0.3%	2%
OTHER RESIDENTIAL	277	1%	6%
SINGLE FAMILY RESIDENTIAL	1,007	3%	20%
TRANSPORTATION, COMMUNICATIONS, + UTILITIES	1,889	6%	38%
UNDER CONSTRUCTION	300	1%	6%
VACANT	18,224	53%	-
GRAND TOTAL	34,322	100%	100%

Agricultural land comprises approximately 33% of the area. Transportation, communications and utilities comprised 6% of the land area, and both single family residential and industrial land account for 3% of the land area. All other uses comprised 2% of the land area. By excluding agriculture and vacant lands, transportation, communications and utilities comprised 38% of the land area, single family residential represented 20% of the land area, and industrial land accounted for 18% of the land area. All other uses comprised 24% of the land area.

POPULATION DENSITY

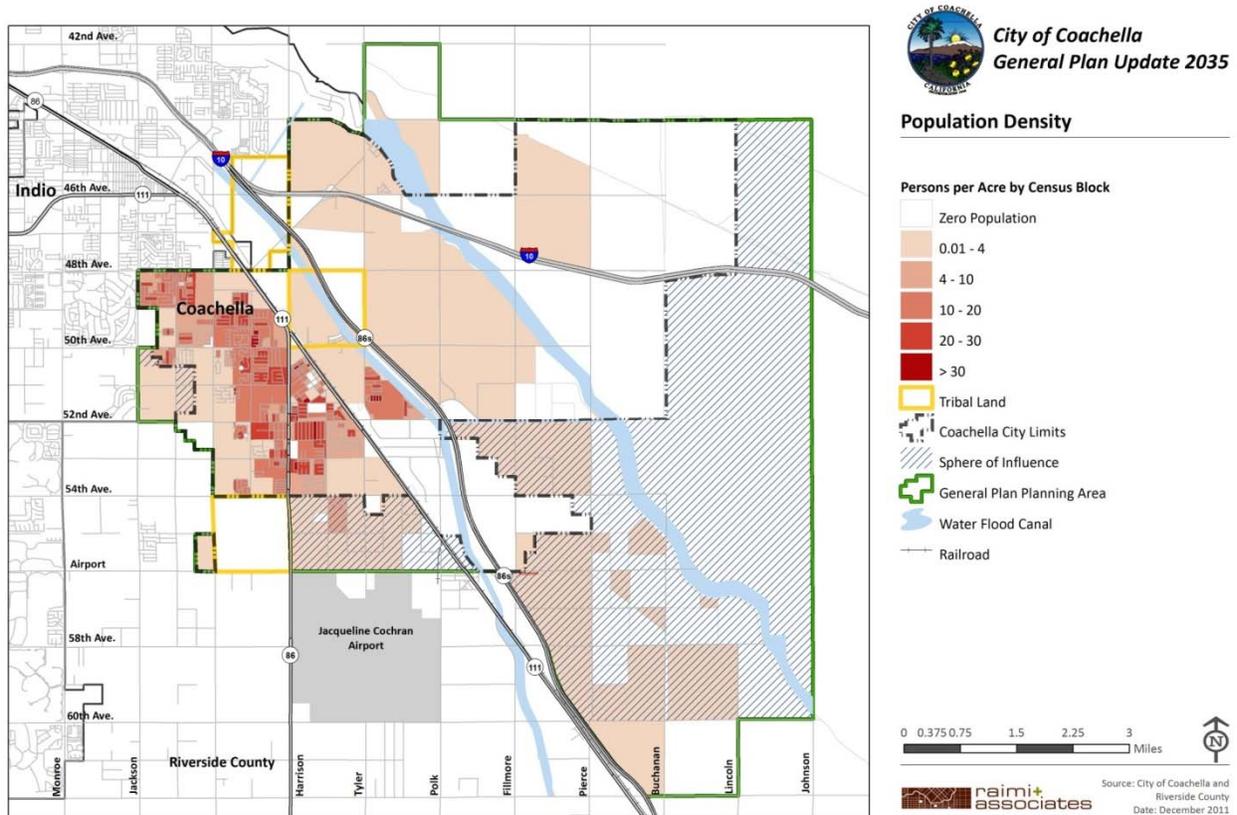
According to the 2010 Census, the population density of Coachella was 2.20 persons per acre for the entire city¹. The population density was about four times higher than the county and six times higher than the state. Compared to other cities, however, Coachella's population density was lower than Palm Desert (2.82), Indio (4.07) and Riverside (5.58). However, when looking at population density for only the developed areas of the city (west of SR86), the result is much different; Coachella's developed

¹ U.S. Census Bureau (2011). 2010 Census Summary File 1— California).

areas have a density of 6.71 persons per acre, while the eastern portions of the City are largely unpopulated with only small pockets of low density residential development, rural development and small mobile home parks. Although Coachella’s residential development patterns are similar to the rest of the region, some neighborhoods have smaller lots and household size in Coachella is much larger than other geographic areas.

Population is not uniformly distributed in Coachella, ranging from zero on the eastern and southern sides of Coachella to more than 30 people per acre. Figure 4.8-1 shows the population density within the Coachella city limits and Planning Area.

Figure 4.8-1: Population Density - Persons per Acre

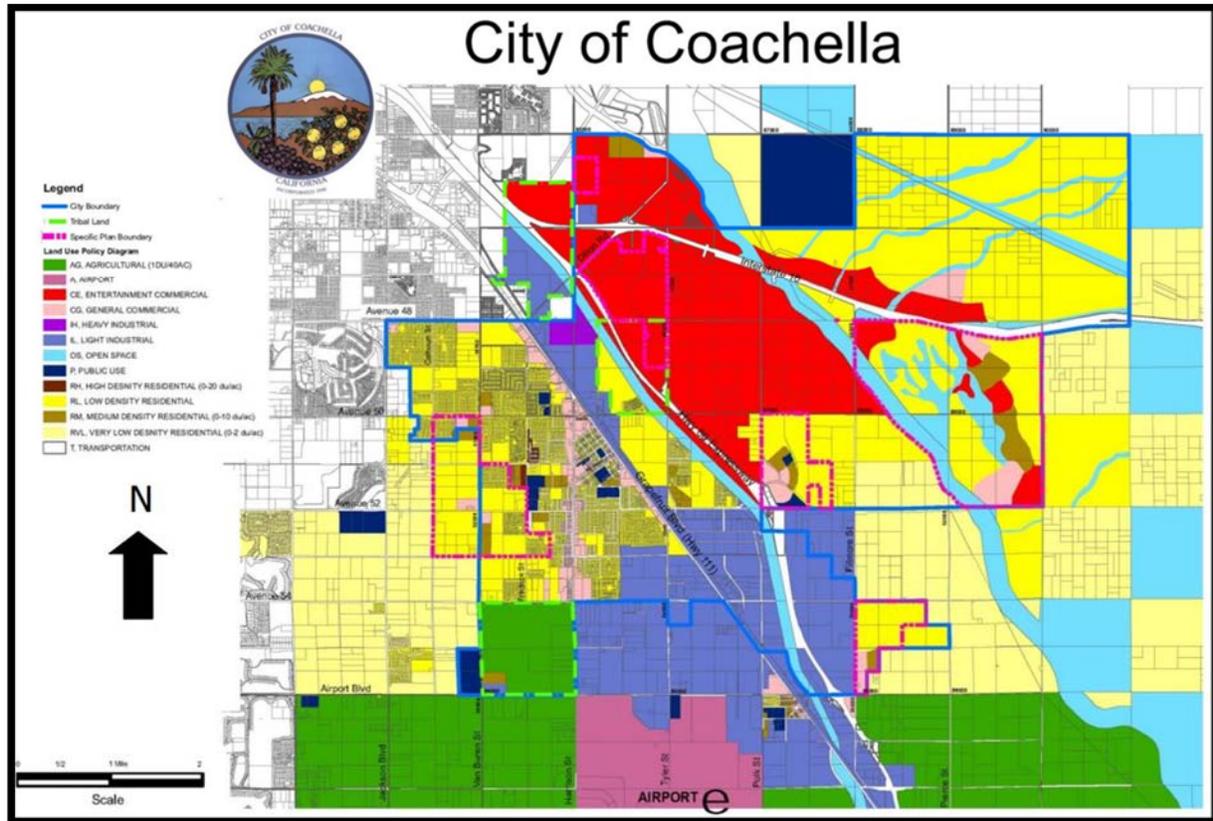


EXISTING LAND USE COMPOSITION

The land use pattern within the Planning Area consists of concentrations of urban and rural development. A majority of urban and residential development occurs within the western portion of the Planning Area. Located roughly west of the Whitewater River and between 52nd Avenue and 62nd Avenue, this area holds Coachella’s downtown, civic buildings, a majority of residential land, and commercial corridors, and has the highest population density within the Planning Area, especially areas west of State Route 111.

Current land uses in the eastern portion of the Planning Area consist mostly of open space, agriculture, and some tribal land. Land between the Whitewater River and Coachella Canal is where a majority of agricultural land is currently, whereas areas east of the Coachella Canal are open space and home to many natural plant and wildlife communities. All areas east of the Whitewater River have low density, and low residential land uses, creating a clear separation of urban land uses and agricultural or open space land uses in the Planning Area. Figure 4.8-2 shows the existing land-uses of the Planning Area as of 2008². It is this figure that the existing conditions section of this analysis will be based upon, and compared to the proposed land use map of the CGPU.

Figure 4.8-2: City of Coachella Land Use Plan Map 2008



² City of Coachella Housing Element 2009

REGULATORY SETTING

STATE

California Department of Housing and Community Development

The California Department of Housing and Community Development ensures compliance of local jurisdictions to plan and meet housing requirements based on projected housing needs. The Housing and Community Development determines the Regional Housing Needs Assessment (RHNA). Regional Council of Governments (COGs) are required by law to meet existing housing needs and can also allocate required housing needs to local counties and cities to comply with state regulations. These housing needs, and compliance plans occur in the Housing Element of local General Plans. The City is updating the Housing Element separately from the CGPU.³

LOCAL

Southern California Association of Governments Regional Comprehensive Plan 2008.

This comprehensive plan addresses regional housing, transportation, water, and air quality issues for local jurisdictions within Southern California. The document provides board goals for the region, to guide development achieve a thriving region. The plan also helps guide local governments in state and federal regulation compliance, and provides advisory strategies on how the region will address social and environmental challenges facing Southern California.

Southern California Association of Governments Regional Transportation Plan (SCAG RTP) (2012-2035)

The SCAG RTP Provides an outlined strategy for compliance with state regulations including SB 375, the Clean Air Act. The Regional Transportation/Sustainable Communities Strategy, adopted April 4, 2012, prioritizes sustainability and low emissions standards through an efficient effective transportation network throughout Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial County. The plan also address existing mobility, safety, air quality, and financial challenges facing Southern California, and provides a regional strategy to combat these issues. This plan also outlines the Regional Housing Needs Assessment (RHNA) and aids jurisdictions in Housing Element growth projections and housing needs⁴.

Riverside County Integrated Project (RCIP)

The RCIP encompasses; Western Riverside Council of Governments (WRCOG), Multiple Species Habitat Conservation Plan (MSHCP), The Riverside County General Plan, Community Environmental Transportation Corridor Acceptability Process (CETAP), and Coachella Valley Association of Governments (CVAG). This plan address conservation, transportation, and housing needs for the county through a collaborative effort of county plans and government cooperation. The General Plan section of

³ SCAG Regional Transportation Plan. Regional Housing Needs Assessment <http://rtpscsc.scag.ca.gov/Pages/Regional-Housing-Needs-Assessment.aspx>

⁴ SCAG Regional Transportation Plan http://rtpscsc.scag.ca.gov/Documents/2012/final/2012fRTP_ExecSummary.pdf

the RCIP addresses land use changes and locations of housing, schools, and businesses to manage the growth of Riverside County.

Riverside County General Plan

The Riverside County General Plan provides a county wide set of visions and goals to make the County a successful, livable, and sustainable place to live and work. The plan address both natural and man-made environments and is set in the vision of the Riverside County Integrated Project (RCIP), which connects many county agency plans into one collective integrated growth strategy. The Riverside County General Plan is one of the RCIP entities and plans for the unincorporated areas of provides 19 Area Plans with more detailed goals and strategies.⁵

Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)

The CVMSHCP is part of a Southern California regional effort to preserve ecological systems and natural environments within San Diego, Orange, and Riverside County, including the Coachella Valley. The plan protects 240,000 acres of open space and 27 species, including species located within the Planning Area.⁶ The plan provides strategies to meet federal and state endangered species regulations and outlines how local jurisdictions can aim to meet laws set out to protect and preserve sensitive species and habitats.

Riverside Countywide Integrated Waste Management Plan (RCIWMP)

The RCIWMP outlines a strategic plan for the County's waste management system. The plan also ensure that plans such as the Riverside County General Plan, and the CGPU, comply with state and federal regulations including AB 939 (California State Integrated Waste Management Act of 1989), and AB 32 (The Global Warming Solutions Act of 2006). Plan compliance is monitored by the Riverside County Waste Management Department, and monitors waste and efficient landfilling throughout Riverside County.

South Coast Air Quality Management Plan (South Coast AQMP)

The South Coast AQMP provides a regional plan to meet federal air quality standards. The plan also outlines guidelines for local jurisdictions to meet regulation, including emissions inventory or reduction strategies. The plan uses the latest technological methods for and strategies to comply with state and federal regulations. (Refer to Section 4.11 for more information about Air Quality)

Regional Housing Needs Assessment (RHNA)

The RHNA outlines housing needs based upon state growth projection. Regional jurisdictions use this report, along with local jurisdictions, to allocate their housing and resource needs. The RHNA provides local growth projections that local jurisdictions can use to plan for the coming changes in housing needs and aim to create a market equilibrium. The 5th cycle of the RHNA Allocation was adopted October 4, 2012 and covers the planning period from October 2013 – October 2021, with the housing element planned for approval by October 15, 2013.

⁵ Riverside County General Plan, October 7, 2003

⁶ Coachella Valley Multiple Species Habitat Conservation Plan <http://www.cvmshcp.org/>

Jacqueline Cochran Regional Airport Master Plan (2004)

The Airport Master Plan, approved in December 2004, provides a 20-year development and maintenance strategy for airport land located south of the Planning Area. The master plan also outlines compatible land uses and density regulations for areas adjacent to airport boundaries, and land located within the noise zone, to ensure minimal disturbance of airport operations. The airport use compatibility plan determines land uses surrounding airport boundaries that are compatible with airport activities.

Pueblo Viejo Revitalization Plan, 2009

The Pueblo Viejo Revitalization Plan involves the redesign of City of Coachella's downtown Sixth Street, and proposes to transform the 288 acres of project area into a walkable pedestrian friendly road.⁷ The plan aims to connect businesses and residential development to the civic core of the Planning Area, and consists of road narrowing, increasing sidewalks widths, and improving landscaping along the plan area.

SPECIFIC PLANS

Approved or proposed specific plans provide a detailed development plan for specific land areas within the Planning Area.

La Entrada (Proposed)

Located east of the Coachella Canal, covering Subarea 14 of the CGPU land designations, the adopted La Entrada Specific Plan will add 7,800 residential units, over 2,200 acres of the Planning Area. This plan also proposes 135 acres of mixed-use, schools, 343.8 acres of parks, multipurpose trails, and 556.9 acres of open space.

Bradenburg Butters Specific Plan

The previously adopted Bradenburg Butters Specific Plan will add 1,381 residential units over 71.5 acres, and will include commercial and public uses. This specific plan is centrally located in the Planning Area in subarea 9, east of SR 86.

Coachella Vineyards Specific Plan

The previously adopted Coachella Vineyard Specific Plan provides for 807 units in the southeastern area of the City, in subarea 8 east of SR-86

Eagle Falls

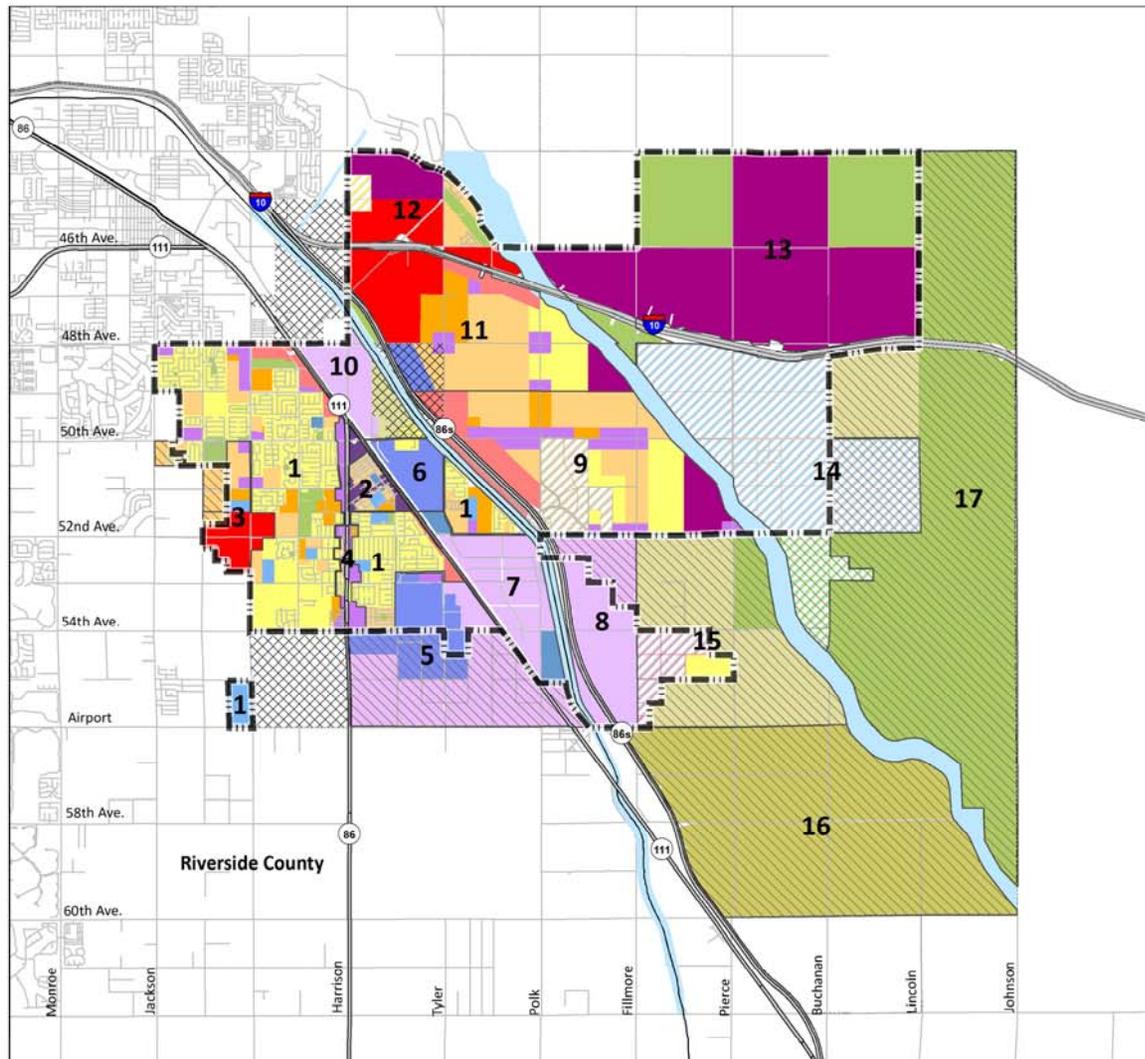
The previously adopted Eagle Falls Specific Plan covers 60 acres in the City of Coachella and 30 acres in the City of Indio. The plan calls for 295 residential units, 202 of which would be within the City of Coachella. Eagle Falls also provides a gated golf course community and is included in the Cabazon Band of Mission Indians Springs Master Plan.

Shadow View

The previously adopted Shadow View Specific Plan covers 380 acres, with 1,600 residential dwelling units, 100 acres of mixed-use commercial, and a 37-acre park. The mixed-use commercial portion of the plan allows for the construction of up to 1,000 high-density residential units.

⁷ SCAG Blueprint <http://ts.scag.ca.gov/tools/coachella2>

Figure 4.8-3: Coachella General Plan Update 2035 Land Use Plan



City of Coachella
General Plan Update 2035

General Plan Land Use Designations

Legend

- | | |
|----------------------------|-----------------------------------|
| Coachella City Limits | Land Use Designation |
| Tribal Land | Downtown Center |
| Sphere of Influence | Urban Employment Center |
| General Plan Planning Area | Neighborhood Center |
| | Regional Retail District |
| | Suburban Retail District |
| | Resort District |
| | Industrial District |
| | Urban Neighborhood |
| | General Neighborhood |
| | Suburban Neighborhood |
| | Rural Rancho |
| | Agricultural Rancho |
| | Open Space |
| | School |
| | Public Facilities |
| | Brandenburg Butters Specific Plan |
| | Coachella Vineyards Specific Plan |
| | Eagle Falls Specific Plan |
| | La Entrada Specific Plan |
| | Phillips Ranch Specific Plan |



Source: City of Coachella and Riverside County
Date: January 2014

ENVIRONMENTAL IMPACTS AND MITIGATION

SIGNIFICANCE CRITERIA

The following thresholds for determining the significance of impacts related to land use are contained in the environmental checklist form contained in Appendix G of the most recent update of the CEQA Guidelines. Impacts related to hydrology and water quality are considered significant if implementation of Plan would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

ESTABLISHED COMMUNITY

Impact 4.8-1: Would the Project physically divide an established community?

Significance: Less than significant.

New projects within established communities divide that community if roads or other physical features are blocked or otherwise truncated, creating a permanent break in established patterns, activity routes, social bonds, and a decline in the benefits that come out of an established community.

The Planning Area's existing population density is largely in the western portion of the City. Population density decreases in the eastern portion of the Planning Area as the land use shifts from urban development to agriculture and open space. Under the CGPU, development would continue to occur in the western portion of the Planning Area, where density and development are most prominent, and extend eastward into current agricultural and open space areas. Some areas of the Planning Area will continue to be reserved for agriculture and open space with little planned development. Though the Planning Area will experience a great amount of growth throughout the CGPU timeline, development will grow around the existing built environment as an extension of the establish City and aim to enhance the existing developed community both socially and physically without dividing communities.

Additionally, the CGPU will guide development through 2035, and strongly emphasize community character and an active, connected community. The CGPU addresses the Planning Area as a large community, and one that shall be well connected and deepens the existing history, heritage, civic involvement, and connectivity or the Planning Area. The following CGPU Policies from the Land Use, Mobility, and Community Health + Wellness Element aim to maintain and strengthen the established communities of the Planning Area with connectivity, social programs, and community character enhancements.

Land Use Element

- 3.6 **Family-friendly community.** Strive to create multi-generational family-friendly public spaces and affordable family-friendly neighborhoods through the following measures:

- The provision of family-friendly amenities, such as libraries, recreation centers and parks in residential neighborhoods.
 - Encouraging child-care and schools near employment centers and housing and vice versa.
- 5.17 **Neighborhood transitions.** Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.
- 5.21 **Subdivision gateways.** Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.
- 6.6 **Redevelopment of existing retail into neighborhood centers.** Provide incentives to transform existing, auto-dominated suburban centers into neighborhood destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhance the definition and character of street frontage and associated streetscapes.
- 8.1 **Equitable distribution of facilities and services.** Strive to equitably distribute public facilities, improvements and services throughout Coachella, with priority given to remedying existing deficiencies in blighted or underserved areas of the City.
- 8.4 **Parks and open space.** Establish a range of parks and open spaces, including tot lots, neighborhood parks, community parks, plazas/greens and/or greenways/parkways within all new Neighborhoods, Centers and Districts.

Mobility Element

- 9.1 **City-wide connectivity.** Establish and preserve a Citywide street network throughout the City where through roads occur approximately every one-quarter mile, except where connections cannot be made because of previous large development projects or physical constraints. Physical constraints shall be canals, railroads, water, steep slopes, limited access roadways and similar natural and man-made barriers.
- 9.2 **Subarea connectivity.** Ensure a high-level of connectivity in all Neighborhoods, Centers and Districts throughout the City. The connectivity shall be measured as block perimeter and in external connectivity on the perimeter of a new development project.
- 9.3 **Connections between development projects.** Require the continuation of the street network between adjacent development projects and discourage the use of cul-de-sacs except where necessary because connections cannot be made due to existing development, topographic conditions or limited access to transportation systems.
- 9.4 **Transportation corridors.** Plan and reserve transportation corridors in coordination with land use.

Van Buren Corridor. Facilitate the development of the Van Buren Corridor into a beautiful, shaded, pedestrian-friendly avenue that provides regional retail commercial and serves to repair the edges of existing neighborhoods of the surrounding area.

Harrison Street. Require development along Harrison Street conform to recommendations of the Harrison Street Study to realize a town-scale Main Street environment that supports pedestrian activity and local serving commerce.

Avenues 50 and 52. Establish Avenues 50 and 52 as important cross-town corridors that connect Coachella, serve as transitions between neighborhoods, provide opportunities for local-serving retail and balance the needs of multiple transport modes.

Grapefruit Avenue. Facilitate the development of Grapefruit Avenue as major crosstown corridor that balances intercity automobile needs with pedestrian, bicycle and transit.

9.5 **Green/open space network.** Establish an interconnected open space network throughout Coachella that serves as a network for active transportation, recreation and scenic beauty and connects all existing and future areas of the City. In particular, connections should be made between preserved open spaces, parks, the Downtown, Neighborhood Centers and other destinations within the City. Consider the following components when designing and implementing the green/open space network:

- Preserved open space areas.
- Greenways and parkways along fault lines, the Whitewater River and the Coachella Canal.
- Roadways with significant landscaping and pedestrian and bicycle amenities.
- Community and neighborhood parks.
- Multi-use trails and non-motorized rights-of-way.

Community Health + Wellness Element

- 4.1 **Program diversity.** Ensure social services and programs meet the diverse needs in the community for seniors, youth, non-English speakers and special needs residents.
- 4.2 **Community programs.** Work with community partners to create programs that provide opportunities for volunteerism and multi-generational interaction.
- 4.3 **Community and Safety.** Improve perceived and actual safety in Coachella.
- 4.4 **Domestic violence prevention.** Work with community groups and other agencies to provide resources to families for prevent and end domestic violence.
- 4.5 **Teen and youth needs.** Assess the City's entertainment/recreation resources periodically with the participation of Coachella youth to ensure their needs are being met and to curb the influence of gang affiliation/violence.

- 4.6 **Collaboration for youth.** Explore opportunities to collaborate with Coachella Valley Unified School District along with faith-based and non-profit organizations to better serve youth.
- 4.7 **Urban beautification.** Encourage participation of community partners for the landscaping of public spaces, community gardens projects and community art projects.
- 4.8 **Volunteer programs.** Promote volunteer programs with local non-profit organizations and public schools to foster a sense of ownership and pride among residents.
- 5.3 **Community gardens.** Identify and prioritize locations to create a network of community gardens throughout Coachella with the long-term goal of providing sufficient garden spaces for residents to increase access to nutritional foods. Where feasible, locate these spaces in areas that can be easily accessible to serve as a focal point or community meeting place for one or more neighborhoods.
- 5.6 **Community kitchens.** Support the development of community commercial kitchens that allow residents to pursue micro-enterprise and small business opportunities that increases access to healthy foods.
- 8.23 **Community gathering space.** Build one or more affordable, accessible and flexible central gathering/meeting/event space that individuals and community groups can rent for a variety of social, cultural, educational and civic purposes.
- 8.24 **Distributed community centers.** Provide every neighborhood with easy access to recreation and service programs by decentralizing community centers and programs.
- 8.25 **Public Plazas.** Create public plazas with shaded urban open space, seating, art and play features near shopping and business districts.
- 8.26 **Teen center.** Encourage and support existing and new youth programs to create a one-stop teen center that contains social, academic, health and cultural programs.
- 8.27 **Cooperative approaches to youth programs.** Ensure that youth activities and programs are provided in, or accessible from all neighborhoods, either in City facilities or through joint-use or cooperative agreements with other service providers.
- 8.28 **Recreational and community programs.** Prioritize the continued provision of high-quality recreational and community programs since these highly subscribed programs increase social connection, physical activity and quality of life.

The CGPU will increase the strength of the existing and new communities that will form in the coming decades, as well as preserve existing established communities. Through social programs, street connectivity, and dispersed facilities that cater to community involvement and gatherings, community members in Coachella can continue to interact and build the community. The CGPU would develop the Planning Area and City from a small-town into a mid-sized city, which could result in changes to the existing social and built environment. These changes however, are tempered through the CGPU's numerous policies addressing the community engagement, strength, and connectivity. The CGPU does

not propose anything that would divide existing established communities. Based on the policies of the CGPU that can strengthen the community of the Planning Area and enhance community connectivity, potential impacts on dividing an established community would be less than significant.

Mitigation Measures

No mitigation measures are necessary.

LAND USE PLAN/POLICY

Impact 4.8-2: Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Significance: Less than significant.

As impact under this topic could occur if a proposed project conflicted with any plan enacted for the purpose of mitigating or avoiding an environmental effect. Projects with conflicting land-uses, development patterns, policies, regulations, or goals, could create development confusion and inconsistency, non-compliance with any regulations, disruption of protected environments, and ineffective implementation of the proposed project. Plan compliance prevent any negative impacts of a proposed project.

The CGPU is a policy document and outlines a number of development strategies, land use plans, and regulations to guide the growth of Coachella through 2035.

The CGPU proposed a land use program that focuses on the form and character of the built environment. The land use approach of the CGPU is structured so as to provide flexibility to respond to changing market and demographic conditions as well as provide the community with certainty of place type for the different areas of the community. The land use designations include; Ranchos, Neighborhoods, Centers, Districts, Specific Plans, and Public. Description of these land uses, and the detailed land uses, are outlined in the Project Description.

The land use designations of the CGPU describe the intent of the designation, allowed land uses, development intensity, network and connectivity, street design, parks and open space, and urban form guidelines, to ensure development consistent with the vision of the CGPU, with enough variation to manage economic and changes in the community's development direction. The proposed land use plan for the CGPU 2035 can be found in Figure 4.8-2.

Though the land use plan outlines an overall development strategy that will guide future development, there are still many regulations and existing local plans to comply with. As summarized in the existing conditions above, there are numerous plans that regulate or influence development within the Planning Area that must be considered. If the CGPU does not comply with existing plans, regulations, or policies on any level of governance, the Planning Area can incur negative environmental impacts. Such impacts can occur in conflicting development patterns, violation of any laws and any consequences that follow violations, disruption of protected species or natural habitats, exposure of risk to populations within the planning area from unregulated land-use designations, or inability to provide existing and projected populations with a standard of life and level of service equivalent or better than the current quality.

A number of plans and policies regulate all or portions of the Planning Area, and aim to maintain or enhance quality of life, or protect and preserve existing environments. Some notable plans include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), that designates sensitive species and habitats to preserve and discourage development on designated conservation lands; the Jacqueline Cochran Airport Master Plan that designates adjacent land-use, some of which are located within the Planning Area, to ensure compatible land uses surrounding the airport that reduce impacts from airport activities or accidents; Regional Housing Needs Assessment and the SCAG Regional Transportation Plan (RTP) that outline regional growth plans, and housing requirements for local jurisdictions to comply with state policy and meet the projected housing demand for the Southern California Region. As many of these plans exist to address specific environmental issues, detailed analysis can be found in other sections of this DEIR. The CVMSHCP is analyzed both in Section 4.3, Biological Resources, and below under Impact 4.8-3. In both sections, a detailed analysis demonstrates how the proposed CGPU has been found consistent with the CVMSHCP. The Jacqueline Cochran Airport Master Plan is analyzed in detailed in Section 4.6, Hazards and Hazardous Materials, where impacts relative to airport operations were found to be not significant due to the CGPU's consistency with the Airport Master Plan. Consistency with the Air Quality Management Plan is discussed in Section 4.11, Air Quality, where the CGPU was found to be consistent with the plan as it will meet SCAQMD thresholds. Consistency with the RTP was analyzed in Section 4.9, Circulation, and the CGPU was found to be consistent with the RTP due to similar growth projections. Consistency with AB 32 and SB 375 was analyzed in Section 4.12, Greenhouse Gases, and the CGPU was found to be consistent with state goals to reduce GHG emissions as it will meet SCAQMD thresholds. The City's efforts to become consistent with RHNA were addressed in its recent Housing Element update, which is not being amended by the proposed CGPU. Thus, as documented throughout this DEIR, the CGPU would not create any inconsistencies or conflicts with these regional plans or policies.

The Planning Area is also currently regulated by the Coachella General Plan 2020 and the Coachella Zoning Code. With the adoption of the CGPU, the Coachella General Plan 2020 would be replaced and its policies and land use plan would no longer govern development in Coachella. The Zoning Code, however, would still regulate development and would need to be consistent with the CGPU in order to avoid land use impacts relative to inconsistencies. These inconsistencies could range from tweaking development standards so as to better implement the General Plan to rezoning land to ensure the zoning uses and General Plan land uses are in alignment. State law provides jurisdictions with a one year time period to update their Zoning Codes subsequent to adoption of an updated General Plan. As such, the CGPU contains an action that would require the City to update its Zoning Code to ensure consistency with the General Plan. This action would eliminate any potential impact relative to inconsistency between the Zoning Code and the General Plan.

The CGPU Planning Area is affected by a number of local and state regulations, and proper plan compliance is important to prevent negative impacts. The following policies are from all elements and address compliance with existing plans, policies, or regulations.

Land Use Element

- 1.7 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

- 2.14 **Reserve development areas.** Subareas 15 and 16 shall be maintained as reserve development areas. These areas shall maintain their current land or agricultural use until the identified High Priority Development Areas and Growth Expansion Areas are at least 60 percent developed with urban uses or preserved open spaces.
- 6.2 **Downtown implementation.** Follow the Pueblo Viejo Revitalization Plan for the Downtown adopted by the City Council in 2009.
- 10.1 **Required contents of Specific Plans and Planned Developments that implement the subarea Master Plans.** Require that all Specific Plans, Planned Developments, Master Plans and other master-planned community implementation tools include:
- A plan for the phasing of all off-site infrastructure.
 - A performance schedule for the issuance of building permits based on the concurrent availability of public services and amenities, including parks, schools and other public facilities identified in the entitlement documents.
 - A clear statement of the minimum public improvements that will be required as part of the first phase of development.
 - A statement of the financing mechanisms that will provide for the ongoing funding and financing of the public facilities of the project. These financing tools should be presented and discussed in the entitlement document implementation plan.
- 10.4 **Airport compatibility:** Require new development in the vicinity of Cochran Airport to conform to the county's airport land use and safety plans.
- 10.5 **Regional coordination.** Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.
- 10.6 **Airport Land Use Commission Review.** Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, refer proposed actions for review, determination and processing by the Riverside County Airport Land Use Commission as provided by the Airport Land Use Law.
- 10.7 **Navigable airspace.** Ensure that no structures or activities encroach or adversely affect the use of navigable airspace of Cochrane Airport.
- 14.3 **Regional transportation and infrastructure decisions.** Actively support regional transportation decisions that benefit the City and the region.
- 14.4 **Regional governance.** Plan an active role in the Coachella Valley Association of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City.

Mobility Element

- 8.1 **Regional transit.** Collaborate with Sun Line Transit to identify regional connections for City residents and employees
- 8.2 **Regional park and ride.** Collaborate with CVAG to identify potential park and ride locations in Coachella.
- 8.3 **Regional non-motorized connections.** Prioritize connections between the City's bicycle and pedestrian network to regional facilities such as the CV Link and other regional trail facilities.

Regional Planning for Alternative Transportation. Collaborate with CVAG on the development of any regional planning documents related to bicycles, pedestrians, transit, and low speed electric vehicles.

Community Health + Wellness

- 2.12 **Rental assistance programs.** Allow the use of incentives to encourage more residential property owners to participate in rental assistance programs, such as Section 8.
- 2.13 **Housing Displacement.** Require a Health Impact Assessment for any development that causes residential displacement for both established and informal housing within the City and Sphere of Influence.
- 8.6 **Public school capacity.** Coordinate with Coachella Valley Unified School District to provide an adequate number of elementary, middle and high schools for Coachella's growing population and achieve an equitable distribution of school sites among all socio-economic categories.

Sustainability + Natural Environment

- 1.5 **Climate action plan.** Maintain, implement and periodically update a climate action plan and greenhouse gas inventory.
- 1.8 **Regional participation.** Act as the participant in of climate change activities in the Coachella Valley.
- 11.20 **Regional coordination.** The City shall coordinate its air quality planning efforts with other local, regional and state agencies, and encourage community participation in air quality planning.
- 11.21 **Air district coordination.** The City shall work with the South Coast Air Quality Management District (SCAQMD) to ensure the earliest practicable attainment of federal and State ambient air quality standards.
- 12.1 **Tribal coordination.** Require notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.

- 13.22 **Park fees.** Collect land dedications or in lieu fees from new development for the provision of parks and recreation facilities, in pursuit of a minimum parkland standard of three acres per 1,000 residents, as allowed by the California Quimby Act. Establish policies for identifying neighborhoods that have a preference for the physical provision of park and recreation infrastructure over in lieu fees and administer a fee through which new development can provide parkland in lieu of certain development fees.

Safety

- 1.6 **Liquefaction assessment studies.** Require liquefaction assessment studies be conducted for all projects proposed in areas identified as potentially susceptible to liquefaction (Plate 1-3, Technical Background Report). These studies need to be conducted in accordance with the provisions in the Seismic Hazards Mapping Act and the most recent version of the California Geological Survey's Special Publication 117: Guidelines for Evaluating and Mitigating Seismic Hazards in California.
- 3.3 **Flood mitigation for both existing and new construction.** Require all new developments and redevelopments in areas susceptible to flooding (such as the 100-year floodplain and areas known to flood during intense or prolonged rainfall events) to incorporate mitigation measures designed to minimize or eliminate flood hazards.
- 3.4 **Flood hazard enforcement.** Continue to enforce City ordinances for flood hazard reduction, tract drainage and stormwater management for all new developments and existing projects undergoing substantial improvements within the FEMA-designated Special Flood Hazard Areas, other areas identified by the state as susceptible to flooding, hillside areas, and other areas known to flood. Mitigation measures may include (but are not limited to) the design of onsite drainage systems connected to the Coachella Valley Stormwater Channel, keeping surface waters within the project area, grading of the sites so that runoff does not affect adjacent properties, and building structures so they are elevated above the anticipated flood levels.
- 3.7 **Disaster response plan.** Require all essential and critical facilities (including but not limited to essential City offices and buildings, medical facilities, schools, childcare centers and nursing homes) in or within 200 feet of Flood Zones A and X, to develop disaster response and evacuation plans that address the actions to be taken in the event of storm flooding or inundation due to catastrophic failure of a water reservoir or other water retention facilities such as the Coachella Canal, the Eastside Dike and levees of the Coachella Valley Stormwater Channel.
- 6.9 **Agricultural land project coordination.** Work with the Riverside County Department of Environmental Health and the Agricultural Commissioner's Office on regulating pesticide/hazardous materials upon conversion of an existing agricultural operation. Encourage property owners to coordinate with regulatory agencies concurrently with project design and development. A materials analysis (degree of contamination, scope of treatment, remediation and/or disposal measures) should be considered, initiated and documented in conjunction with the preliminary design, project review and construction. Develop a process to keep adjacent residents informed and protected throughout the stages of development, including the identification and remediation phases.

- 6.14 **Proximity to pollution sources.** Avoid locating new sensitive uses such as schools, child-care centers, multifamily housing and senior housing in proximity to sources of pollution (e.g., I-10, truck routes, busy roadways and agricultural land where pesticides and chemical fertilizers are used regularly) and vice versa. Where such uses are located in proximity to sources of air pollution, use building design, construction and technology techniques to mitigate the negative effects of air pollution on indoor air quality. For guidance consult with the South Coast Air Quality Management District, CARB's Air Quality and Land Use Handbook or other more recent scientific studies or tools.
- 6.15 **Regional air and water quality.** Track and publicly support regional, state and federal efforts that improve air and water quality to protect human and environmental health and minimize disproportionate impacts on sensitive population groups.
- 8.1 **Local Hazard Mitigation Plan:** Maintain and update on a regular basis, as mandated by FEMA, a Local Hazard Mitigation Plan. Incorporate an assessment of climate change-related hazards in all future Local Hazard Mitigation Plan updates.
- 8.2 **Emergency response organization:** Maintain and update the emergency response organization consisting of representatives from all City departments, the Riverside County Fire and Sheriff Departments, local quasi-governmental agencies, private businesses, citizens, and other community partners involved in emergency relief and/or community-wide emergency-response services.

Infrastructure + Public Services

- 2.5 **Water supply planning.** Prepare, implement and maintain long-term, comprehensive water supply plans, like the Urban Water Management Plan.
- 3.9 **Sewer system connections.** Require connection to the sewer system of all new development at densities of one unit per acre or greater. New development at rural densities or in areas with extremely difficult and/or expensive sewer construction, for example the Mecca Hills, may be accommodated by private septic systems provided there are no negative health and safety impacts and subject to review and approval by the City Council, the Coachella Sanitary District, the Riverside County Environmental Health Department, the Coachella Valley Water District, and the Regional Water Quality Control Board.
- 7.10 **Fire service equipment.** Work with the Riverside County Fire Department to ensure adequate fire-fighting and EMS infrastructure, equipment and personnel to provide a high level of fire and emergency medical service in Coachella to meet growing demands.
- 7.11 **Fire service facility improvements.** In coordination with the Riverside County Fire Department and surrounding cities, support the replacement of old and outdated fire facilities with new facilities containing the necessary infrastructure and design features to adequately support fire and emergency functions for the area.

Noise Element

1.4 County and Regional Plans. Periodically review county and regional plans for transportation facilities and airport operation, to identify and mitigate the potential impact of noise on future development.

1.5 Airport Land Use Planning. Comply with all applicable policies contained in the Riverside County General Plan Noise Element relating to airport noise, including those policies requiring compliance with the airport land use noise compatibility criteria contained in the airport land use compatibility plan for Jacqueline Cochran Regional Airport; and those policies prohibiting new residential land uses, except construction of single-family dwellings on legal residential lots of record, within the 60 dB CNEL contour of this airport.

The CGPU proposes multiple policies that require development to comply with applicable regulations, and prevents conflicts with federal, state, or local plans. From airport land use compatibility compliance, to requiring development to work with utilities services before project approval, the CGPU ensures development of any new plans are consistent in the existing regulatory framework. Specific plan compliance can also be sited in section 4.3 of this DEIR, for an assessment of the Coachella Valley Multiple Species Habitat Conservation Plan compliance.

Based on the existing specific plans and policies, the CGPU is in line with all existing plans except for one: that is the Shadow View Specific Plan. Shadow View is an approved Specific Plan within the Planning Area with an expired development agreement, and is located in Subarea 11. The proposed land use plan of the Shadow View Specific Plan proposes, as it provides for a predominately auto-oriented suburban neighborhood development pattern, while the CGPU proposes a higher density, walkable urban neighborhoods and retail center. Because of this conflict, the CGPU includes a policy that requires a plan amendment to revise Shadow View to comply with CGPU goals, policies, and land use designations and brings the Specific Plan into conformance with the CGPU. Because the CGPU directs the revision of the Shadow View Specific Plan prior to development, the conflicts would be resolved prior to the construction of new development.

The combined policies that address plan, policy, or regulation compliance occur throughout the CGPU, and ensure development compliance with related local, state, or federal regulations. The policies guide growth to meet the goals, visions, and plans that affect the Planning Area, and help reduce plan conflicts or non-compliance with any regulations. Additionally, the CGPU proposes a development program that complies with the growth forecasts of all of the regional planning documents. Based on the Shadow View revision requirements, and all policies regarding plan, policy, or regulation compliance, no conflicts with existing plans have been identified and impacts would be less than significant.

Mitigation Measures

No mitigation measures are necessary.

HABITAT CONSERVATION PLANS

Impact 4.8-3. Would the Project conflict with any applicable habitat conservation plan, or natural community conservation plan?

Significance: Less than significant.

Habitat conservation plans provide a preservation strategy for any sensitive or protected species within a Planning Area. Projects that conflict with applicable plans could create irreversible environmental impacts on sensitive or protected species and may result in the loss of habitat or sensitive species. A loss of any sensitive species or habitat can reduce ability to thrive, and sustain populations within the ecological setting in or around a Planning Area or disrupt the greater ecosystem. Habitat conservation plans aim to protect sensitive species, and provide development requirements to ensure the survival and success of wildlife and habitat communities.

The Planning Area is within the jurisdiction of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which is in place to protect sensitive species within Coachella Valley including migratory birds, and native flora and protects land within the Mecca Hills, and overlaps with the City of Coachella's Sphere of Influence. Under CGPU land use designations, this land is set aside for open space preservation and is not planned for development. The CGPU has addressed the biological resources of the Planning Area, and the goals of the CVMSHCP, and has outlined the following policies from the Sustainability + Natural Environment and Infrastructure + Public Services Element to further reduce the potential for impacts.

Sustainability + Natural Environment

- 5.6 **Habitat restoration.** Allow unviable and abandoned farmland to revert to desert, habitat area and open space, especially in areas contiguous to existing habitat and desert.
- 9.1 **Buffers from new development.** Require new developments adjacent to identified plant and wildlife habitat areas to maintain a protective buffer.
- 9.2 **Agriculture and natural habitat.** Promote the creation and maintenance of natural habitat and wildlife corridors on agricultural lands through wildlife-compatible farm management practices.
- 9.3 **Wildlife corridors.** Support the creation of local and regional conservation and preservation easements that protect habitat areas, serve as wildlife corridors and help protect sensitive biological resources.
- 9.4 **Conservation and preservation easements.** Develop a program to facilitate the creation of conservation and preservation easements that identifies key habitat areas, habitat corridors and sensitive biological resources and:
 - Establishes a simple process for land owners to grant easements, including identifying organizations or agencies capable of holding the easements; and
 - Provides information to the landowners of identified properties about the benefits of conservation and preservation easements.
- 9.5 **Multiple species habitat conservation plan.** Support and adhere to the Coachella Valley Multiple Species Habitat Conservation Plan.

- 9.6 **Native habitat management.** Develop a program to restore native habitat on undeveloped portions of City-owned properties, where feasible, and remove invasive species where they occur.
- 9.7 **Landscape design.** Encourage new developments to incorporate native vegetation materials into landscape plans and prohibit the use of species known to be invasive according to the California Invasive Plant Inventory.

Infrastructure + Public Services

- 1.10 **Minimized environmental impacts.** Locate and design utilities to avoid or minimize any impact to environmentally sensitive areas and habitats.

The CVMSHCP was a key consideration of the input in the development of the CGPU. As such, conservation areas that are preserved in the CVMSHCP and overlap with the Planning Area are designated as Open Space under the proposed CGPU and are not to be developed on, to preserve sensitive species. Additionally, the policies within the CGPU specifically call out compliance with the CVMSHCP, as well as additional policies that complement the goals of the habitat conservation efforts. Development projects seeking permits would not be able to build on lands preserved for Open Space, which includes the area protected by the CVMSHCP. Based on the proposed land use plan, and the proposed policies of the CGPU, conflicts with any applicable conservation plan would be less than significant. (Refer to section 4.3, Biological Resources, for more information about impacts on biological resources.)

Mitigation Measures

No mitigation measures are necessary.

CUMULATIVE IMPACTS

Cumulative land use impacts are assessed based on direct or indirect effects on the region surrounding the Planning Area. Because the proposed project is a General Plan Update, which takes into account existing and potential development over approximately the next twenty years, the analysis of land use and planning-related impacts contained within this chapter of the EIR is already cumulative in nature. The CGPU land use designations of the CGPU would re-shape the Planning Area bringing new people, businesses, and jobs to Coachella. No conflicts with any regional plans or programs have been identified. Additionally, the growth projections of the CGPU are largely in-line with the growth projections used for the various regional plans that influence development in the project area. Thus, because the CGPU would not create any conflicts and the growth projections are in-line with estimates used for regional planning, cumulative impacts would be less than significant.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

Based on the environmental analysis, there are no significant and unavoidable impacts from land use of the CGPU.

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