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## **4.7 WESTERN COACHELLA VALLEY AREA PLAN**

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### 4.7.1 PROJECT DESCRIPTION

The project consists of both revisions to the Western Coachella Valley Policy Area to articulate a more detailed vision for the future of the communities in the Western Coachella Valley, as well as a change in land use designation and zone classification for 969.39 acres within the Western Coachella Valley Plan to Highest Density Residential (HHDR [20-40 DU/acre]) or Mixed-Use Area (MUA). Each of these components is discussed below.

#### TEXT REVISIONS

Proposed revisions to the Western Coachella Valley Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of Western Coachella Valley Area Plan, are shown below. Revisions are shown in underline and ~~strike through~~; *italic* text is provided as context and is text as it currently exists in the Area Plan. The complete text of the Western Coachella Valley Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

#### **Mixed Use Areas/Highest Density Residential Development Town Centers**

##### **Thousand Palms Town Center**

The **Thousand Palms Town Center** (Figure 3 – Detail) consists of approximately 602 gross acres consisting of six neighborhood nodes located along Ramon and Varner Roads. This town center serves as the western entrance into the Thousand Palms Community directly accessible from Interstate 10 via the Ramon Road and Monterey Avenue interchanges. The area is generally characterized by vacant lots, rural residential, mobile home subdivisions and scattered local - serving commercial uses amongst the desert sand dunes, hillsides and flat terrain.

This Town Center is centrally located among the Coachella Valley desert communities. The desert region's major employment sectors include agriculture, healthcare, retail trade, and hospitality. The valley as a whole is diversifying its economy to include renewable energy, clean technology and manufacturing. Major employment centers within the vicinity of this area are casinos, golf courses, country clubs, hotels, retail centers, medical centers, California State University San Bernardino, University of California Riverside and College of the Desert Community College.

**Note to reader:** Section 3.0, Countywide Impact Analysis, of this EIR considers the cumulative effect of the proposed project on the County as a whole, as well as policies, programs, ordinances, and measures that apply to all projects Countywide. The discussion in this section is focused solely on the localized environmental impacts foreseeable in connection to project-related changes to the Western Coachella Valley Area Plan. The section is organized as follows:

#### **Section 4.7 Western Coachella Valley Area Plan**

##### **4.7.1 Project Description**

Text Revisions – Includes the specific changes to the Area Plan that form the proposed project.

Change of Land Use Designation and Zone Classification – Describes changes in land use designation and zone classification proposed within the Area Plan.

NOP Comment Letters - Summary of the letters received in response to the Notice of Preparation pertaining to the Western Coachella Valley Area Plan.

**4.7.2 Setting** – Brief description of the existing environmental conditions in the Area Plan.

##### **4.7.3 Project Impact Analysis**

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Western Coachella Valley Area Plan.

##### **4.7.4 References**

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The goals for this Town Center are to concentrate the community's future higher intensity development along Ramon and Varner Roads while protecting the view sheds and biological resources of Indio Hills, provide diverse housing opportunities for existing and growing desert populaces, provide connectivity to destination points through varying transit modes, and provide additional local serving commercial uses, public services and employment opportunities.

The Thousand Palms Town Center will facilitate creative approaches to community development through the implementation of the Mixed Use Area Zone Classification or a specific plan, wherever possible. There are three neighborhood groupings in this Town Center. Each community node should be planned as a unit with a common theme that reflects the Thousand Palms Community. The three neighborhood groupings, the Desert Moon East Neighborhood (single neighborhood), Thousand Palms Neighborhoods Adjacent to I-10 (three neighborhoods), and Thousand Palms neighborhoods Along Ramon Road (two neighborhoods), and the policies that apply to them, are described below.

Highest Density Residential Development (HHDR) areas:

The **Desert Moon East Neighborhood** [Neighborhood 4] contains about 10 gross acres (about nine net acres). It is located near the eastern edge of the Thousand Palms Town Center commercial core and can accommodate Highest Density Residential Development.

Policy:

WCVAP 8.1 The Desert Moon East Neighborhood shall accommodate 100% HHDR development.

Mixed-Use Areas (MUAs):

**Thousand Palms Neighborhoods Adjacent To I-10** [Monterey Avenue/Varner Road Neighborhood, Boca Chica Trail/Varner Road Neighborhood, and Ivey Ranch Neighborhood (Neighborhoods 2, 5, and 6, respectively, as shown on Figure 3 – detail)] are located near existing or proposed I-10 freeway interchanges. These neighborhoods are generally vacant with large parcels that can accommodate Mixed-Use Area developments with local-servicing commercial uses, office centers, and tourist-accommodating uses.

The **Monterey Avenue/Varner Road Neighborhood** [Neighborhood 2] contains about 110 gross acres (about 96 net acres), and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

WCVAP 8.2 The Monterey Avenue/Varner Road Neighborhood shall include at least 50% development (as measured in both gross and net acres).

The **Boca Chica Trail/Varner Road Neighborhood** [Neighborhood 5] contains about 192 gross acres (about 178 net acres), and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

WCVAP 8.3 The Bolsa Chica/Varner Road Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The **Ivey Ranch Neighborhood** [Neighborhood 6] contains about 145 gross acres (about 143 net acres), and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

WCVAP 8.4 The Ivey Ranch Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

**Thousand Palms Neighborhoods Along Ramon Road** [Ramon Road Neighborhood and Desert Moon West Neighborhood (Neighborhoods 1 and 3, respectively, as shown on figure 3 – Detail)]. The Ramon Neighborhood is generally characterized by small lots with intermittent commercial uses and community services. The Desert Moon West Neighborhood is generally vacant with some existing residential development. Mixed commercial, business park uses and community services are encouraged to continue to operate and establish within these neighborhoods.

The **Ramon Road Neighborhood** [Neighborhood 1] contains about 37 gross acres (about 24 net acres), and is designated as a Mixed-Use Area, with a minimum of 25% HHDR development required.

Policy:

WCVAP 8.5 The Ramon Road Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

The **Desert Moon West Neighborhood** [Neighborhood 3] contains about 120 gross acres (about 112 net acres), and is designated as a Mixed-Use Area, with a minimum of 25% HHDR development required.

Policy:

WCVAP 8.6 The Desert Moon West Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

WCVAP 8.7 Local serving commercial and tourist commercial uses are encouraged to establish within these neighborhoods.

The following policies shall apply to all development, as appropriate, in all six neighborhoods in Thousand Palms Town Center:

WCVAP 8.8 HHDR development shall accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

WCVAP 8.9 Encourage active mobility by providing adequate non-motorized infrastructure such as sidewalks, trails and bikeways.

WCVAP 8.10 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.

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- WCVAP 8.11 Develop a trails system that connects to the local and regional trails system, including Cathedral City, Palm Springs and Palm Desert and the County trails systems as shown on Western Coachella Valley Area Plan Figure 8 Trails and Bikeway System.
- WCVAP 8.12 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, Amtrak Stations, and recreational opportunities.
- WCVAP 8.13 Incorporate educational kiosks and public art that highlights viewsheds and community focal points along trails and within developments.
- WCVAP 8.14 Use public art to create a sense of place.
- WCVAP 8.15 Create visual interest by providing varied roof lines and adhere to the signage policies WCVAP 15.1 through WCVAP 15.4.
- WCVAP 8.16 Use single storied construction and lower building heights when development is immediately adjacent to existing single family residential dwellings.
- WCVAP 8.17 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.
- The following policies shall apply to all Mixed-Use Area development within the Thousand Palms Town Center:
- WCVAP 8.18 The portions of Mixed-Use Areas that are not developed for HHDR may accommodate additional residential development at varying densities, general commercial, commercial office, business park, and commercial tourist, public facility, and recreational uses.
- WCVAP 8.19 The neighborhoods shall be developed through a Specific Plan application or Implementation of the Mixed Use Area Zone Classification.
- WCVAP 8.20 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.
- WCVAP 8.21 Encourage redevelopment, reuse of existing infrastructure, and parcel mergers to establish additional commercial uses, business park uses and community services such as day care facilities and parks.
- WCVAP 8.22 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any of the five Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

**Thousand Palms Community: I-10/Cook Street Vicinity (Mixed-Use Area)**

The Thousand Palms Community (I-10/Cook Street Vicinity) (figure 3 – Detail) includes a single neighborhood, the **I-10/Cook Street Neighborhood**, a Mixed-Use Area (MUA) consisting of approximately 69 gross acres (about 68 net acres) located north of Varner Road and Interstate 10 and west of Cook Street. This area is adjacent to a mobile home golf resort community, Xavier College Preparatory High School, and North Star Ranch. This area is ideal for higher density residential due to its central location and close proximity to the educational loop within the City of Palm Desert. The MUA will provide flexibility for mixed residential and commercial uses to provide additional housing, employment and educational opportunities for the Thousand Palms Community. Commercial uses are encouraged along Varner Road with the residential component generally located within the northern section of the MUA.

**Policies:**

- WCVAP 8.23 The I-10/Cook Street Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).
- WCVAP 8.24 Development should accommodate a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.
- WCVAP 8.25 The remaining portion of the neighborhood that is not developed for HHDR may provide a mixture of uses including additional residential at varying densities, commercial, public facility, and recreational uses.
- WCVAP 8.26 Development shall be processed through a Specific Plan application or implementation of the Mixed Use Planning Area Zone Classification.
- WCVAP 8.27 Commercial uses should be concentrated along Varner Road; however, residential may be incorporated along Varner Road if vertical mixed use is a part of the project design.
- WCVAP 8.28 Provide a trail/bikeway connection to the California State University San Bernardino and University of California Riverside campuses.
- WCVAP 8.29 Work with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.
- WCVAP 8.30 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.
- WCVAP 8.31 Minimize visual impacts to single family residential units that are immediately adjacent by decreasing building height
- WCVAP 8.32 Adhere to the Scenic Highway Signage provision of this area plan along Interstate 10.
- WCVAP 8.33 Encourage vertical mixed uses to incorporate commercial, business and public facilities with residential uses through multi-storied construction.

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WCVAP 8.34 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.35 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any of the five Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

### **Desert Edge/Southeast Desert Hot Springs Community (Mixed-Use Areas)**

The Desert Edge/Southeast Desert Hot Springs Community (figure 3 – detail) consists of two Mixed-Use Areas (MUAs) located at the intersection of Dillon Road and Mountain View Road, easterly of the City of Desert Hot Springs. The community covers about 20 gross acres, and consists of two neighborhoods, Mountain View/Dillon Roads SW Neighborhood and Mountain View/Dillon Roads NE Neighborhood. There are existing commercial and industrial uses, as well as, single family dwelling units and mobile home parks located west of this community. This community is ideally situated near the Hot Springs Policy Area that encourages the destination resorts and commercial tourist uses that focus on the natural hot mineral water thermal resources. The community will provide the potential for varied housing forms for seniors and the desert area workforce.

#### Mixed-Use Areas:

The **Mountain View/Dillon Roads SW Neighborhood** [Neighborhood 1] is located southwest of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required. The neighborhood covers about 10 gross acres (about nine net acres).

#### Policy:

WCVAP 8.36 The Mountain View/Dillon Roads SW Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The **Mountain View/Dillon Roads NE Neighborhood** [Neighborhood 2] is located northeast of, and adjoins, the intersection of Mountain View and Dillon Roads, and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required. The neighborhood covers about 10 gross acres (about nine net acres).

#### Policy:

WCVAP 8.37 The Mountain View/Dillon Roads NE Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both Mixed-Use Area neighborhoods of the Desert Edge/Southeast Desert Hot Springs Community:

WCVAP 8.38 HHDR developments should accommodate a variety of housing types, styles, and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.



- WCVAP 8.39 The remainder of each the MUA that is not developed for HHDR may be developed as a mix of neighborhood supporting retail commercial, office, community facilities, and other uses.
- WCVAP 8.40 The neighborhoods should be developed through implementation of the Mixed-Use Area Zone classification.
- WCVAP 8.41 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities.
- WCVAP 8.42 Provide connections to the future extension of the Coachella Valley Association of Government CV link Trails system and the County trails system as shown on the Western Coachella Valley Area Plan's Figure 8 - Trails and Bikeways System.
- WCVAP 8.43 Encourage vertical mixed uses to incorporate commercial, businesses, and public facilities with residential uses through multi-storied construction.
- WCVAP 8.44 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.
- WCVAP 8.45 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

### **I-10/Haugen Lehmann Ave. Community (Mixed-Use Area)**

In order to stimulate growth and development in the southerly portion of the San Gorgonio Pass community known as West Palm Springs Village, an area of about 36 gross acres (about 26 net acres) within the community located northerly of the Haugen-Lehmann Way interchange with Interstate 10 is designated as a Mixed-Use Area, with a requirement for 75% HHDR development. The area extends westerly from Haugen-Lehmann Way to Cottonwood Road, and from a minimum of 75% HHDR development. This Mixed-Use Area is the **Haugen Lehmann/Tamarack Neighborhood** [Neighborhood 1]. Generally, it extends from Sagebrush Avenue (west of Haugen Lehmann Way) on the north to Interstate 10 on the south. It extends east-west from Cottonwood Road to Mesquite Road. It encompasses the two parcels located southerly of Tamarack Road (This area is occupied by an eleven-building complex in use, or approved for use, as an 80-resident halfway house operated under contract with the California Department of Corrections and Rehabilitation). Tamarack Road westerly of Haugen-Lehmann Way is designated as a Major Highway, as is the short segment of Haugen-Lehmann Way between Tamarack Road and Interstate 10. There are many existing single family residences in the area. Sewer service is not yet available in this area; however, the existing residential lot sizes are suburban, rather than those typical of rural communities, and the area is located within the Community Development Foundation Component in light of the existing residential lot sizes.

#### Policies:

- WCVAP 8.46 The Haugen Lehmann/Tamarack Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

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- WCVAP 8.47 Additional uses in the remainder of this area could include retail uses (especially along Haugen-Lehmann Way at its intersection with Tamarack Road), offices, public and quasi-public uses, and recreational facilities, as well as continued residential use of existing homes.
- WCVAP 8.48 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.
- WCVAP 8.49 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

### **North Palm Springs Community (Mixed-Use Areas)**

**North Palm Springs Community** (Figure 3 – Detail): In order to stimulate growth and development in the community of North Palm Springs, a total of about 244 acres within two predominantly undeveloped neighborhoods bounded by Pierson Boulevard on the north and Indian Canyon Drive on the east within the sphere of influence of the City of Desert Hot Springs are designated as Mixed-Use Areas. (Pierson Boulevard also coincides with the southerly boundary of the City of Desert Hot Springs.) These neighborhoods are the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood [Neighborhood 1] and the Indian Canyon Drive West Neighborhood [Neighborhood 2]. These two Mixed Use Area neighborhoods will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and non-residential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Together these areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as, for example, grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.

#### Mixed-Use Areas (MUAs):

The **Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood** [Neighborhood 1] consists of about 123 gross acres (about 117 net acres), and is planned as a Mixed-Use Area, with a minimum of 50% HHDR development required. The westerly portion of Neighborhood 1 consists of thirty-six properties (30 of which are 2½ acres in size) within an 80-acre area that extends one-half mile southerly from Pierson Boulevard. The easterly portion of Neighborhood 1, covering about 53 acres, consists of one large parcel and 44 small parcels. This area extends one-quarter mile southerly from Pierson Boulevard.

#### Policies:

- WCVAP 8.50 The Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).
- WCVAP 8.51 A mix of housing densities is encouraged to be established as part of the land use mixture in the portion of this neighborhood located west of Western Avenue, including the continued residential use of existing homes.

WCVAP 8.52 Additional uses in the remainder of this neighborhood could include retail uses, offices, and recreational facilities, as well as a mix of residential densities and continued residential use of existing homes.

The **Indian Canyon Drive West Neighborhood** [Neighborhood 2] consists of about 121 acres located along the westerly side of Indian Canyon Drive and extending one-half mile to Western Avenue on the west. This neighborhood is planned as a Mixed-Use Area, with a minimum of 50% HHDR development required. Its southerly border would be a westerly extension of 13<sup>th</sup> Avenue, while its northernmost extent would be the southerly boundary of the easterly portion of the Pierson Blvd.-Indian Canyon Drive/Karen Avenue Neighborhood.

### Policies:

WCVAP 8.53 The Indian Canyon Drive West Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

WCVAP 8.54 Development along the southern edge of this neighborhood shall incorporate edges, transitions, and/or buffers to separate higher intensity uses on-site from the Rural Foundation Component area adjoining to the south, which is designated Estate Density Residential (maximum density: one dwelling unit per two acres).

The following policies apply to both of the North Palm Springs Community's Mixed-Use Area neighborhoods:

WCVAP 8.55 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential areas and those nonresidential uses that would serve the local population.

WCVAP 8.56 Any retail or office uses or other nonresidential uses serving the neighborhood should be designed in such a manner as to provide for a walkable, mixed-use area, rather than as isolated, self-contained pockets.

WCVAP 8.57 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.58 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

### **Rushmore/Kimdale Community (Highest Density Residential)**

**Rushmore/Kimdale Community** (Figure 3 – Detail): The small community of Friendly Estates, a 72-acre area located easterly of Rushmore Avenue in the San Geronio Pass, easterly of the community of Cabazon and westerly of Whitewater, is the site of one neighborhood, the **Rushmore/Kimdale Neighborhood** [Neighborhood 1]. The neighborhood is designated as HHDR. This neighborhood is bordered on three sides by land in the Open Space – Rural designation and on the west by lands within the jurisdiction of the Morongo Band of Mission Indians. The area was subdivided into lots many years ago through the Friendly Estates subdivision, but the many single family residences that have been built there have been established on a custom basis by

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individual landowners. A major Southern California Edison transmission line right-of-way is located directly north of this subdivision, and the Metropolitan Water District aqueduct forms the southerly boundary.

WCVAP 8.59 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.

WCVAP 8.60 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

WCVAP 8.61 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either of the two Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Table 2: Statistical Summary of Western Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	19,909	2,986	7,263	NA
Rural Mountainous (RM)	565	28	69	NA
Rural Desert (RD)	12,043	602	1,464	NA
Rural Foundation Sub-Total:	32,517	3,616	8,796	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	215	75	183	NA
Very Low Density Residential (RC-VLDR)	<del>746</del> 756	<del>560</del> 567	<del>1,361</del> 1,379	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Foundation Sub-Total:	<del>961</del> 971	<del>635</del> 642	<del>1,544</del> 1,562	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	2,339	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	106,351	NA	NA	NA
Open Space-Water (OS-W)	4,082	NA	NA	NA
Open Space-Recreation (OS-R)	1,839	NA	NA	276
Open Space-Rural (OS-RUR)	66,086	1,652	4,018	NA
Open Space-Mineral Resources (OS-MIN)	2,487	NA	NA	75
Open Space Foundation Sub-Total:	183,184	1,652	4,018	351
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	1,024	359	872	NA
Very Low Density Residential (VLDR)	408	306	744	NA
Low Density Residential (LDR)	297	445	1,083	NA
Medium Density Residential (MDR)	<del>7,559</del> 7,989	<del>26,455</del> 27,963	<del>64,339</del> 68,005	NA
Medium-High Density Residential (MHDR)	<del>1,077</del> 1,501	<del>7,000</del> 9,755	<del>17,024</del> 23,724	NA
High Density Residential (HDR)	<del>1,096</del> 1,099	<del>12,057</del> 12,085	<del>29,324</del> 29,390	NA
Very High Density Residential (VHDR)	169	2,866	6,970	NA
Highest Density Residential (HHDR)	<del>82</del> 0.5	<del>2,450</del> 14	<del>5,957</del> 35	NA
Commercial Retail <sup>2</sup> (CR)	<del>311</del> 460	NA	NA	<del>4,668</del> 6,920
Commercial Tourist (CT)	358	NA	NA	5,850
Commercial Office (CO)	29	NA	NA	1,097

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LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
Light Industrial (LI)	4,529	NA	NA	58,229
Heavy Industrial (HI)	36	NA	NA	314
Business Park (BP)	<u>85</u> <del>119</del>	NA	NA	<u>1,382</u> <del>1,943</del>
Public Facilities (PF)	2,162	NA	NA	2,162
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	<u>1,012</u> <del>42</del>	<u>13,626</u> <del>0</del>	<u>33,139</u> <del>0</del>	<u>3,496</u> <del>679</del>
Community Development Foundation Sub-Total:	<u>20,234</u> <del>20,222</del>	<u>65,564</u> <del>53,793</del>	<u>159,452</u> <del>130,823</del>	<u>77,195</u> <del>77,194</del>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b><u>236,896</u></b> <b><u>236,894</u></b>	<b><u>71,467</u></b> <b><u>59,703</u></b>	<b><u>173,810</u></b> <b><u>145,199</u></b>	<b><u>77,546</u></b> <b><u>77,545</u></b>

### CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 969.39 acres within the Western Coachella Valley Area to HHDR or MUA. The parcels identified for redesignation are separated into 13 neighborhoods as shown in **Figures 4.7-1a** through **4.7-1f**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in Table 7 in **Appendix 2.1-2** of this EIR.

### NOTICE OF PREPARATION COMMENT LETTERS

On July 30, 2015, a letter was received from Jennifer Henke with the Coachella Valley Mosquito and Vector Control. Her letter requested that any future development construct stormwater structures that would minimize development for mosquitoes.

All letters were received that were more general comments or that addressed countywide issues were included in the analysis of this EIR.

**Supervisory District 5  
Western Coachella Valley  
Area Plan**

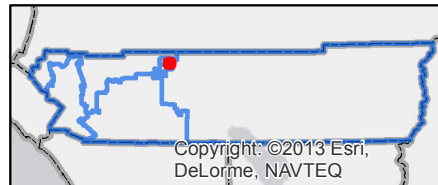
**Riverside County  
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisory District
- Roads
- PARCELS
- Cities
- Area Plans

**General Plan Land Use**

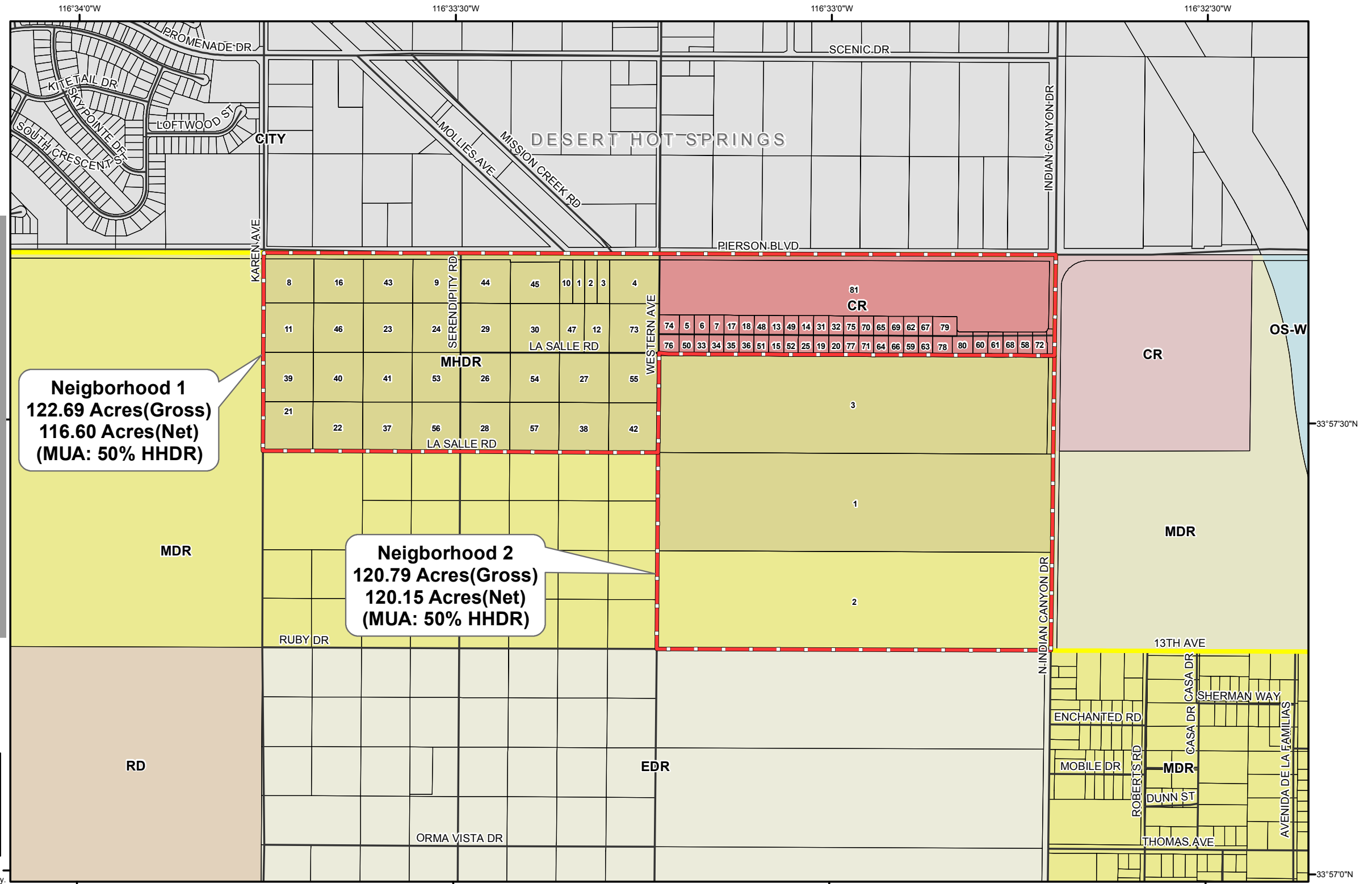
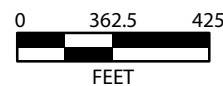
- Estate Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Retail
- Rural Desert
- Water
- CITY

**4/8/2015**



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Source: Riverside County 2015



**Figure 4.7-1a**

North Palm Springs Community Neighborhood Sites





**Supervisorial District 5  
Western Coachella Valley  
Area Plan**

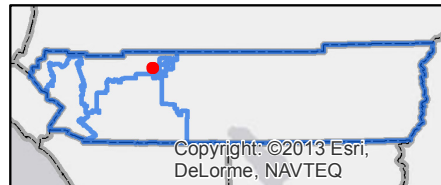
**Riverside County  
General Plan Housing Element**

Proposed HHDR/MUA Neighborhoods  
Supervisorial District  
Roads  
PARCELS  
Rail Roads  
Area Plans

**General Plan Land Use**

Medium Density Residential  
Commercial Retail  
Open Space Rural  
Water  
Freeway

4/8/2015



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Source: Riverside County 2015

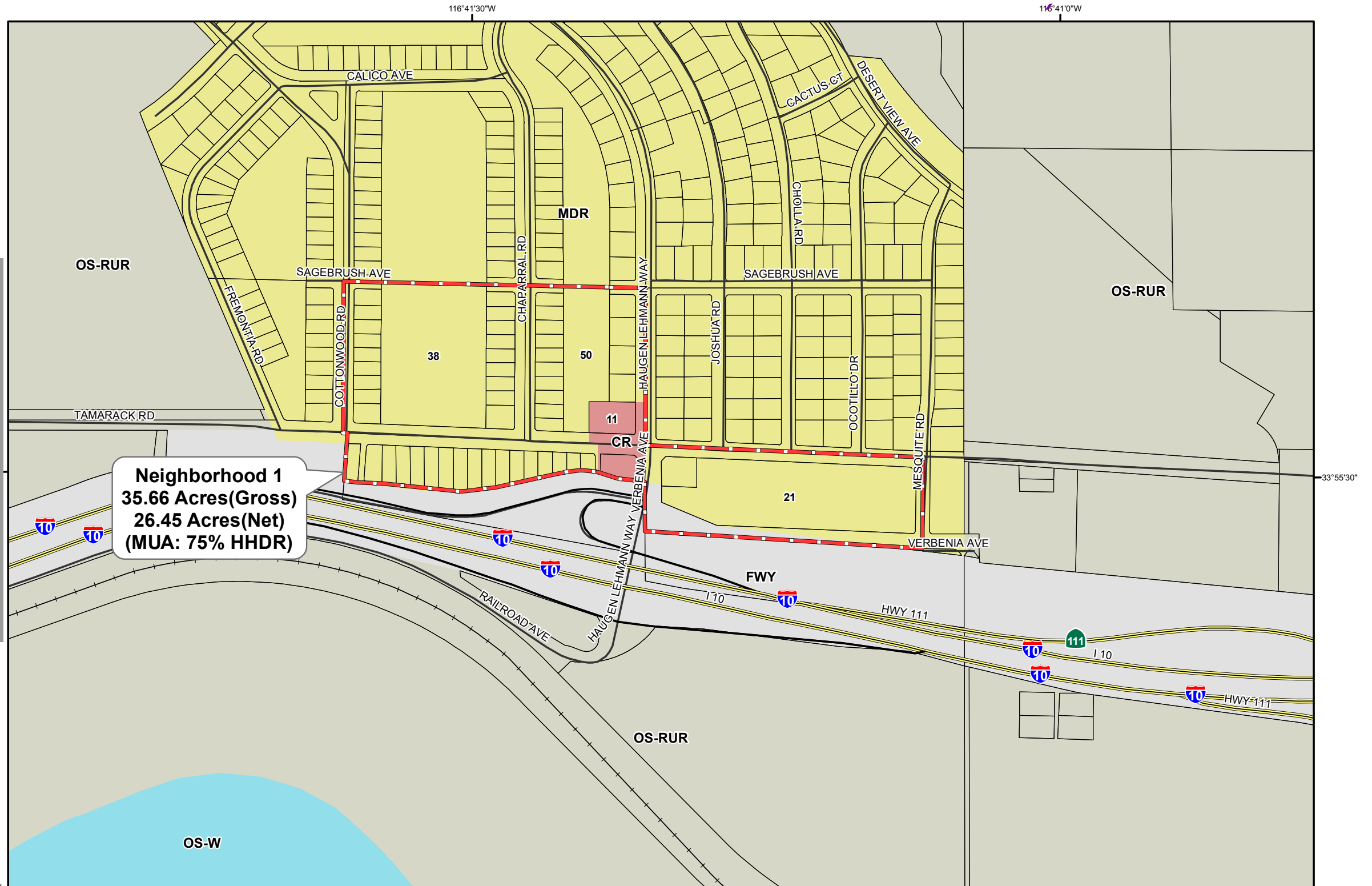
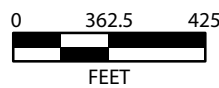







Figure 4.7-1b

I-10 Haugen Lehmann Ave Neighborhood Sites







**Supervisorial District 5  
Western Coachella Valley  
Area Plan**

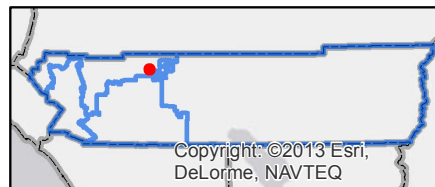
**Riverside County  
General Plan Housing Element**

-  Proposed HHDR/MUPA Neighborhoods
-  Supervisorial District
-  Roads
-  PARCELS
-  Area Plans

**General Plan Land Use**

-  Medium Density Residential
-  Rural Residential
-  Open Space Rural
-  Indian Lands

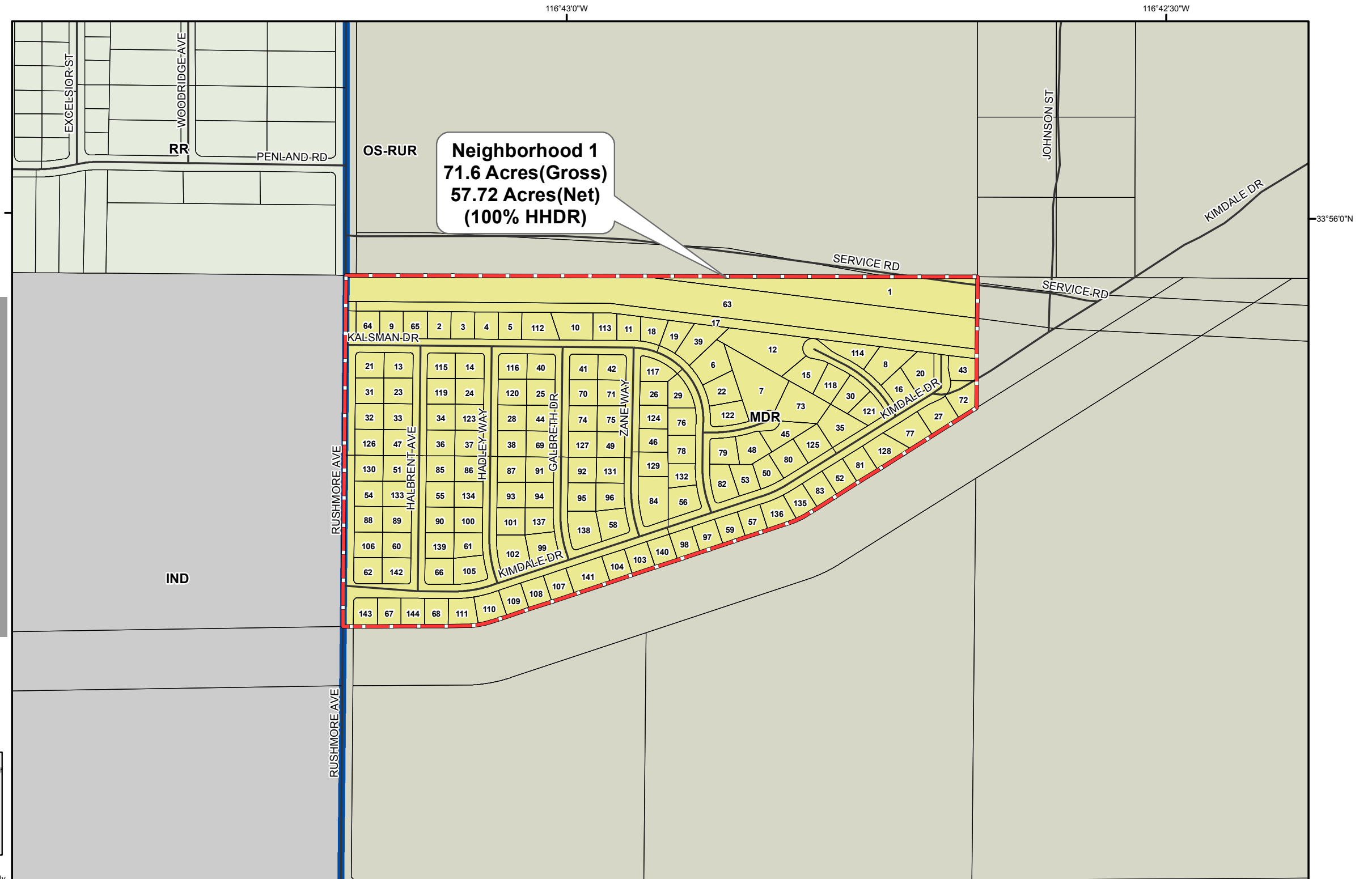
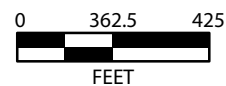
**4/8/2015**



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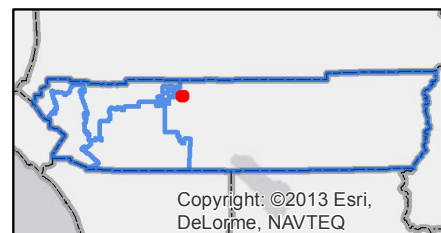
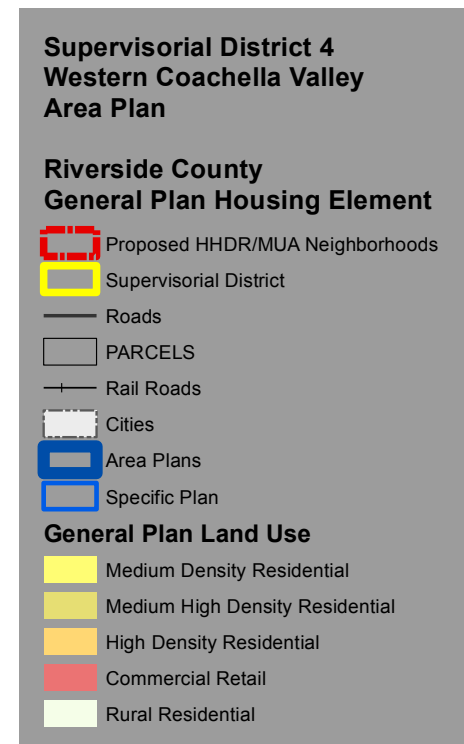
Source: Riverside County 2015



**Figure 4.7-1c**

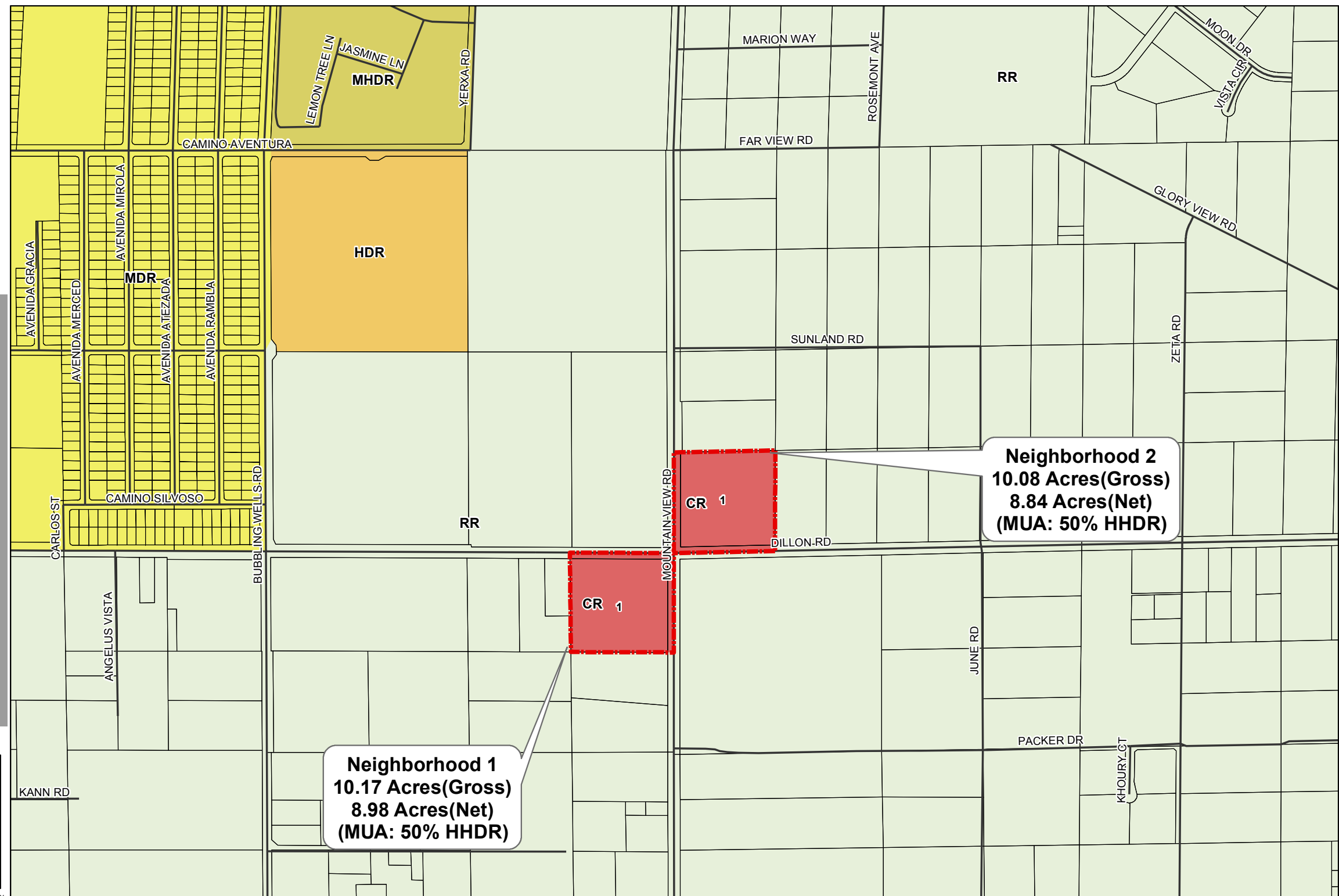
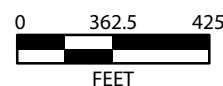
Rushmore Kimdale Community Neighborhood Sites





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Source: Riverside County 2015



**Figure 4.7-1d**

Desert Edge Southeast Desert Hot Springs Neighborhood Sites



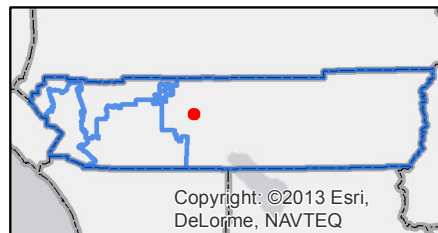
**Supervisorial District 4  
Western Coachella Valley  
Area Plan**

**Riverside County  
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans
- Specific Plan

**General Plan Land Use**

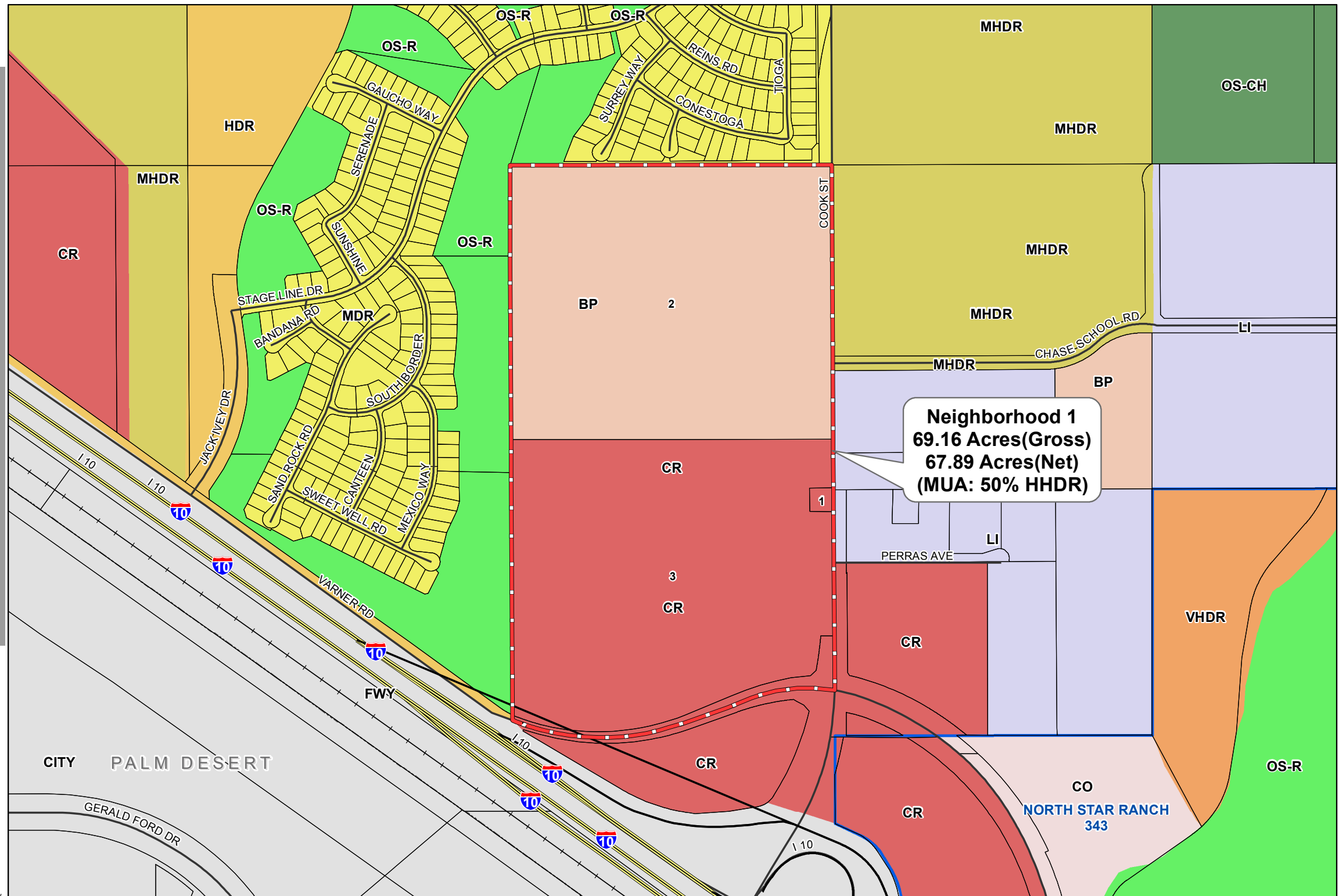
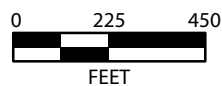
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Business Park
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway



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Source: Riverside County 2015



**Figure 4.7-1e**

Thousand Palms Community Neighborhood Sites





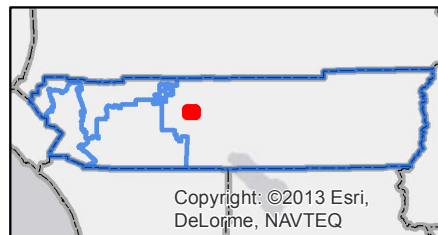
**Supervisorial District 4  
Western Coachella Valley  
Area Plan**

**Riverside County  
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans
- Specific Plan

**General Plan Land Use**

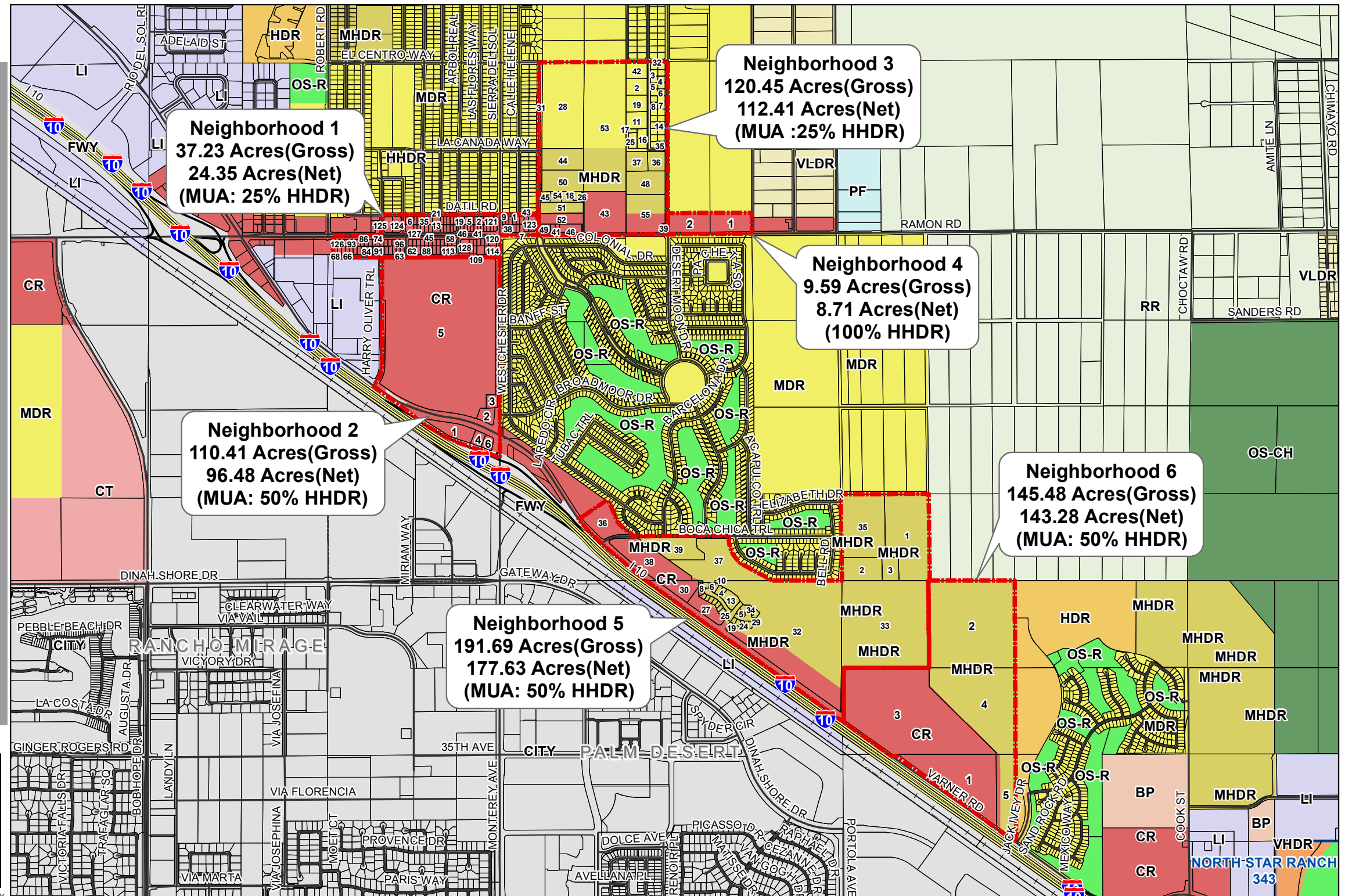
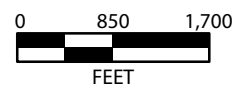
- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Business Park
- Public Facilities
- Rural Residential
- Conservation Habitat
- Open Space Recreation
- CITY
- Freeway



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Source: Riverside County 2015



**Figure 4.7-1f**

Thousand Palms TC Neighborhood Sites



### 4.7.2 SETTING

The Western Coachella Valley is characterized by a vast network of natural open space with tremendous habitat, rural and scenic value for both local residents and the region at large. With approximately three-fourths of the land designated for open space uses, the Area Plan seeks to preserve this unique natural setting while minimizing the impacts of encroaching urban uses. As the entryway to the vast desert areas of eastern Riverside County, Western Coachella Valley is surrounded by the mountainous area covered by the Riverside Extended Mountain Area Plan (REMAP) to the west and southwest, the Pass Area to the west, the Eastern Coachella Valley to the east, and San Bernardino County and the Joshua Tree National Park to the northeast. The Western Coachella Valley is characterized by a variety of contrasting and dramatic geographic features. Aerial views of the neighborhood sites are shown in **Figures 4.7-2a** through **4.7-2f**. The visual character in the immediate vicinity of the proposed neighborhood sites and surrounding area is currently characterized by a mix of vacant land and single-family homes.

#### NORTH PALM SPRINGS

North Palm Springs is a small community located along Dillon Road and Indian Avenue between Desert Hot Springs and Palm Springs. It is characterized by scattered suburban and rural residential areas, with commercial and small-scale industrial uses.

#### THOUSAND PALMS

The Thousand Palms area is located along Interstate 10 (I-10) at the intersection of Ramon Road. This unincorporated area is characterized by mobile home subdivisions, single-family residential neighborhoods, and rural residential development. Commercial and industrial developments are located along Ramon Road and Varner Road. Tourist-oriented commercial uses such as truck stops, motels, and fast-food restaurants are located at the interchanges of I-10 with Ramon Road and, to a lesser extent, Monterey Avenue.

#### WEST PALM SPRINGS VILLAGE

West Palm Springs Village is a medium-density residential community located north of I-10 at Haugen-Lehmann Avenue. This area includes single-family residences and mobile homes on small lots set amongst sloping desert terrain. Many of the lots here remain undeveloped.

#### WHITEWATER RIVER

The Whitewater River is the primary drainage course in the area, spanning the length of the Coachella Valley. The upper part of the river, in the San Gorgonio Wilderness, is dry throughout most of its length with the exception of its most westerly end, which quickly percolates into the groundwater basin or is diverted for use. The river is fed by several tributaries, including the San Gorgonio River, Mission Creek, Little and Big Morongo Creeks, and Box Canyon Wash. The location of the 100-year floodplain is shown in **Figures 4.7-3a** through **4.7-3f**.

#### BERMUDA DUNES AIRPORT

Situated in the center of the Coachella Valley, privately owned Bermuda Dunes Airport is a major point of general aviation access to the surrounding desert communities of eastern Riverside

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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County. The airport occupies only about 100 acres of land. It is privately owned by the Bermuda Dunes Airport Corp.

### PALM SPRINGS INTERNATIONAL AIRPORT

Palm Springs International Airport, the sole air carrier airport in Riverside County, provides both scheduled airline and general aviation access to the Coachella Valley and surrounding desert region. Together with general aviation activity, total aircraft operations reached nearly 110,000. Some 127 general aviation aircraft are based at the airport.

### PUBLIC SERVICES AND UTILITIES

#### Fire Protection

Four Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 71 at 73995 Country Club Drive at Palm Desert, Station 81 at 37-955 Washington Street in Palm Desert, Station 36 at 11535A Karen Avenue in Desert Hot Springs, and Station 37 at 65958 Pierson Boulevard in Desert Hot Springs. Station 71 is staffed by one captain and/or one engineer, and two firefighter/Advanced Life Support (ALS) every day. Station 81 is staffed by one captain, two engineers, and two firefighters/ALS every day. Station 36 is staffed by one captain, engineer, and one firefighter/ALS everyday. Station 37 is staffed by one captain and/or engineer and two firefighters/ALS every day. The average response time standards to the project areas are 4:01 minutes for Station 71; 4:11 minutes for Station 81; 1:15 minutes for Station 36; and 4:39 minutes for Station 37. All of the stations strive to meet these standards 90 percent of the time (RCFD 2015).

#### Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Thermal Station, located at 86625 Airport Boulevard in Thermal, provides services to Arabia, Augustine, Bermuda Dunes, Chiriaco Summit, Coachella, Cottonwood Spring, Desert Beach, Desert Haven, Flowing Wells, Hundred Palms, Indio Hills, Joshua Tree, La Quinta, Mecca, North Shore, Oasis, Salton Sea, Southern Coachella Valley communities, Sun City, Thermal, Torres-Martinez, and Twentynine Palms. The Palm Desert Station, located at 73705 Gerald Ford Drive in Palm Desert, provides services to Thousand Palms, Agua Caliente, Andreas Hills, Indian Wells, Joshua Tree National Park, North Palm Springs, Painted Hills, Palm Desert, Pinyon Pines, Rancho Mirage, and Sky Valley (RCSD 2015). The Forensic Services section, which is responsible for the collection, preservation, and identification of evidence for all sheriff stations in the western end of the County, also operates out of the Perris Station, located at 137 North Perris Boulevard in Perris. The Riverside County Sheriff's Department (RCSD) also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

#### Public Schools

The project site is within the boundaries of the Palm Springs Union School District (PSUSD), which operates four K-5 schools, two 6-8 middle schools and two high schools. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.7-1** below.



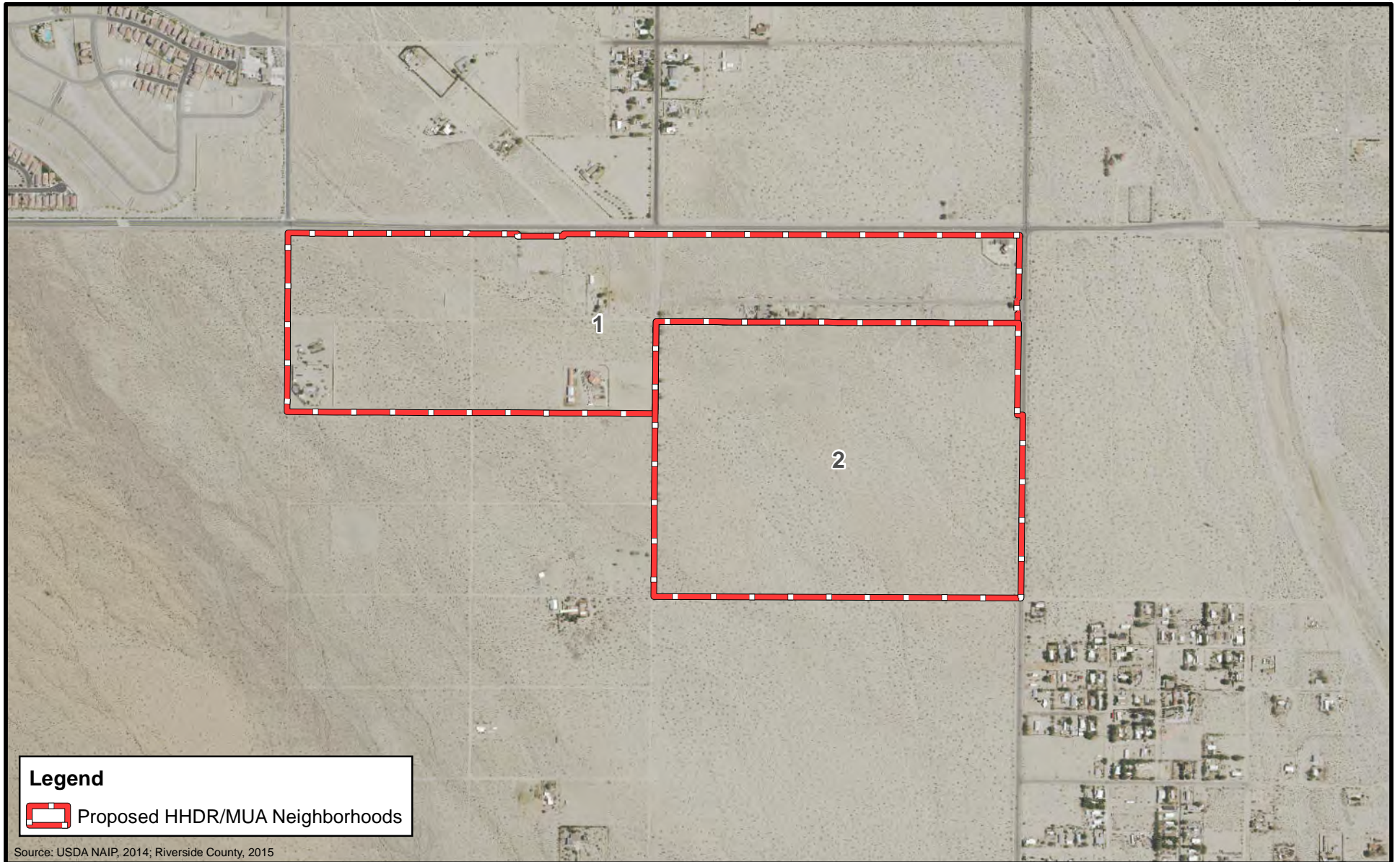


Figure 4.7-2a  
Aerial of North Palm Springs Community





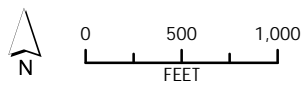


Figure 4.7-2b  
Aerial of I-10/Haugen Lehmann Avenue Community





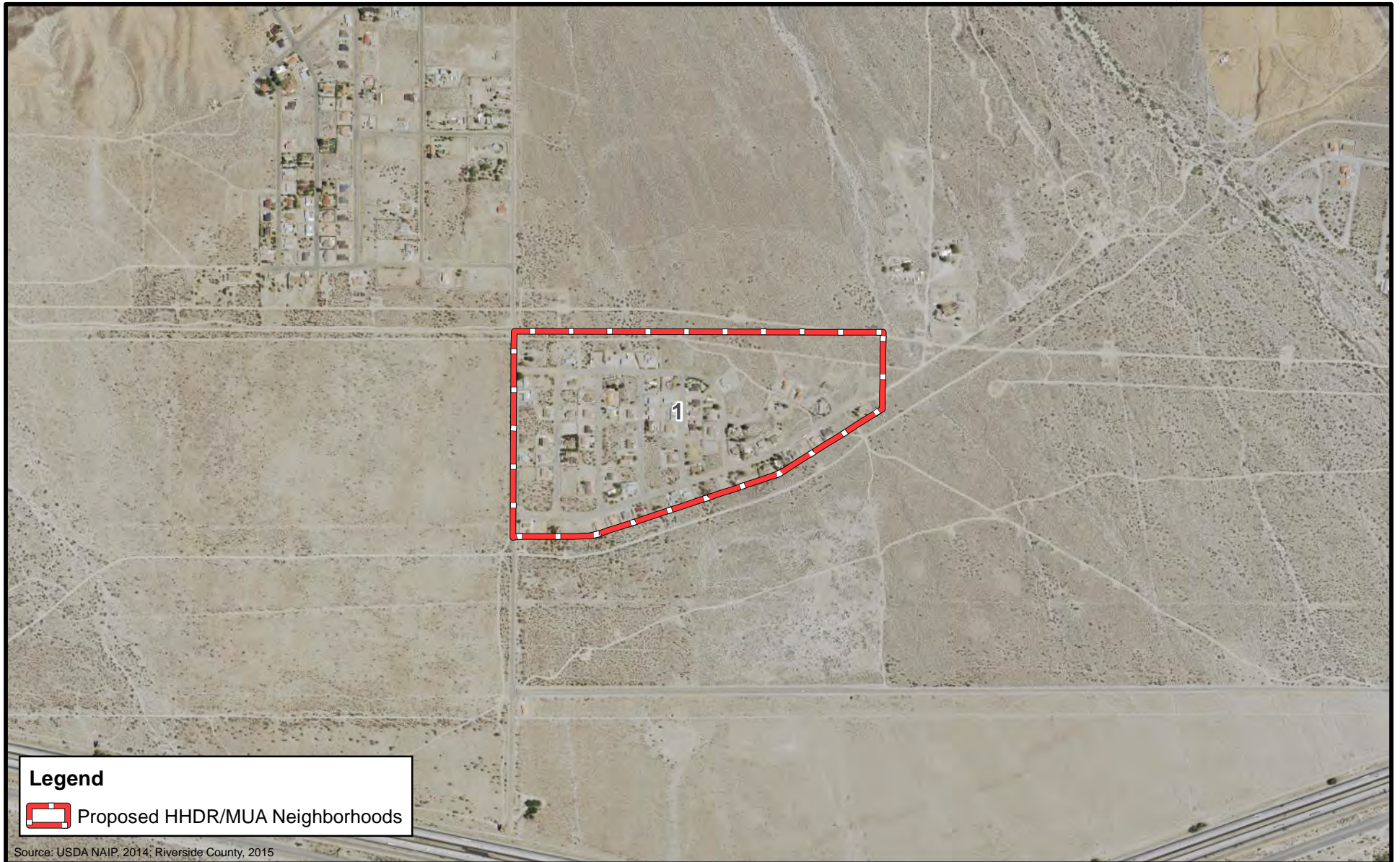


Figure 4.7-2c  
Aerial of Rushmore/Kimdale Community





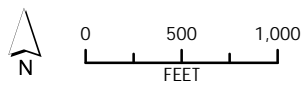
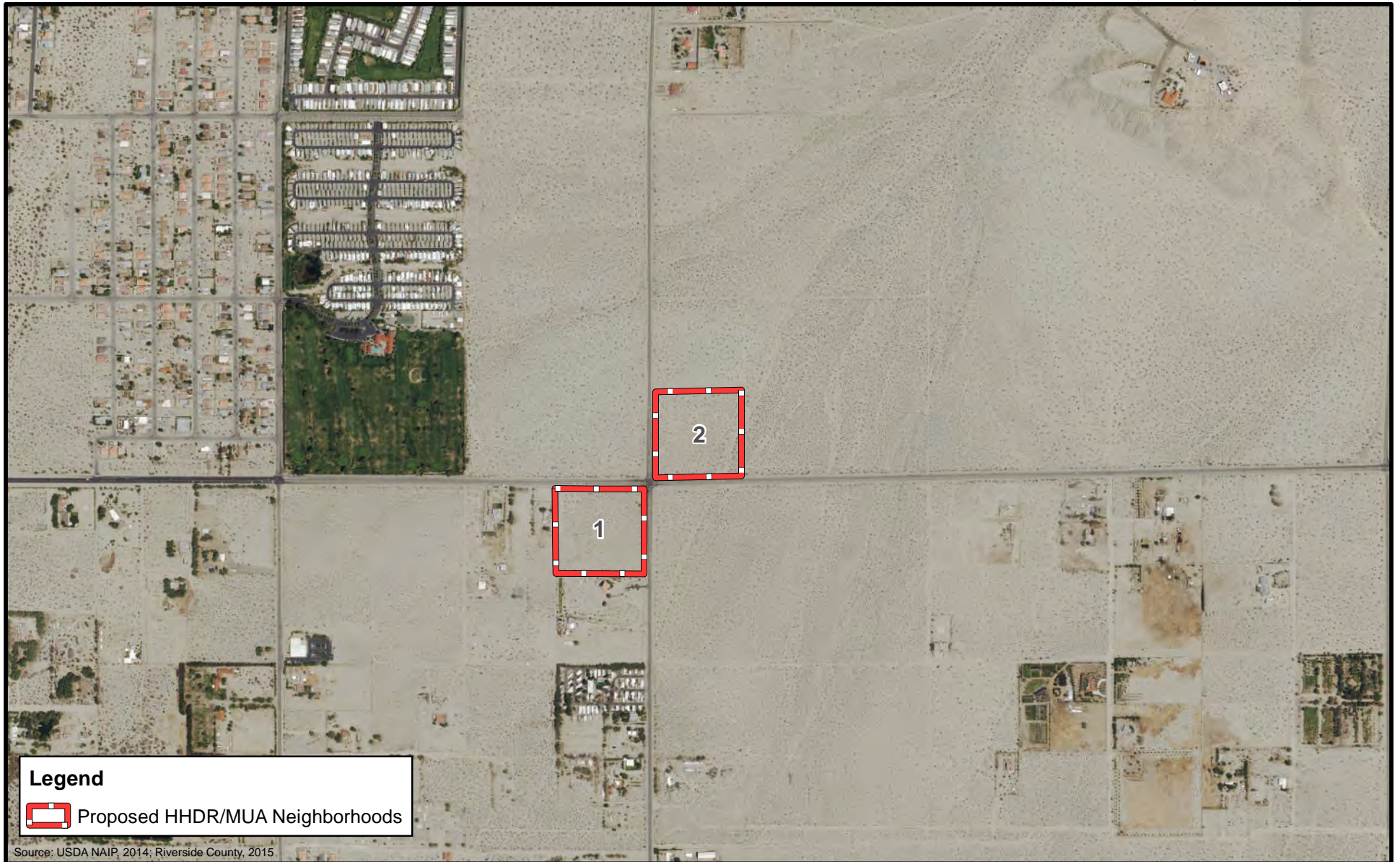


Figure 4.7-2d  
Aerial of Desert Edge/Desert Hot Springs Communities







Figure 4.7-2e  
Aerial of Thousand Palms Community, I-10/Cook Street Vicinity





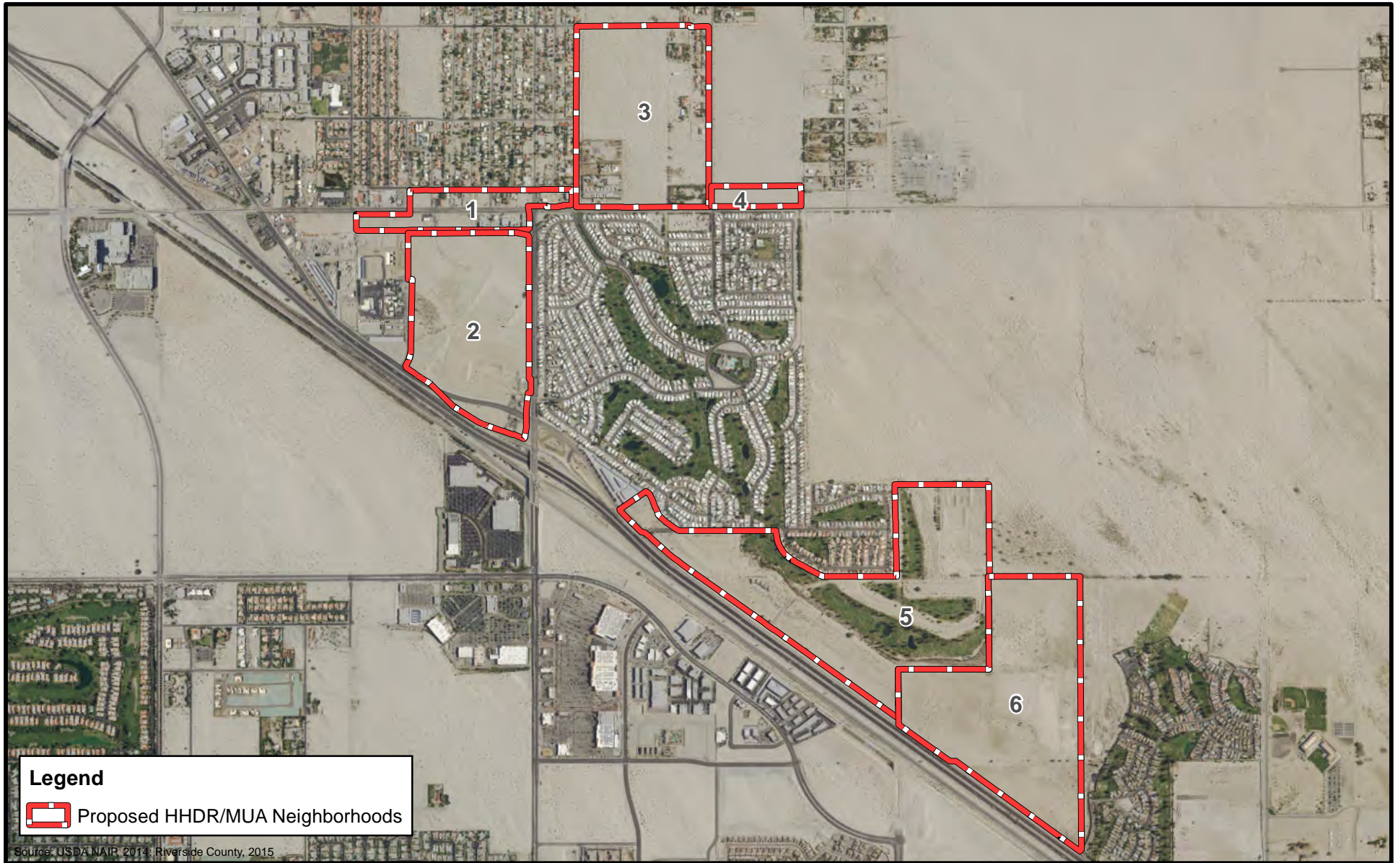


Figure 4.7-2f  
Aerial of Thousand Palms Town Center





**TABLE 4.7-1  
PSUSD SCHOOLS SERVING PROPOSED PROJECT**

School	Address	Enrollment	Capacity	Existing Surplus/Deficit
Della S. Lindley Elementary School	31-495 Robert Road, Thousand Palm Springs	653	1,015	362
Cabot Yerxa Elementary	67067 Desert View Avenue	796	2,581	1,785
James Workman Middle School	69-300 30 <sup>th</sup> Avenue, Cathedral City	1,408	1,566	158
Desert Hot Springs High	65850 Pierson Blvd., Desert Hot Springs	1,683	2,581	898
Rancho Mirage High School	31001 Rattler Road, Rancho Mirage	1,142	2,295	1,153
<b>Totals</b>		<b>5,862</b>	<b>10,038</b>	<b>4,356</b>

Source: SDFA 2012; PSUSD 2015

### Parks and Recreation

Located in the City of La Quinta, the 135-acre Lake Cahuilla and the surrounding 710-acre, Riverside County-operated recreation area is a valuable scenic and recreational asset for Western Coachella Valley, providing opportunities for sightseeing, fishing, swimming, hiking, and camping.

### Water

The neighborhood sites are within the service area of the Coachella Valley Water District (CVWD), a multifaceted agency providing domestic water supply, treatment and distribution; wastewater collection and treatment; recycled water distribution; regional stormwater/flood protection; irrigation water importation and distribution; irrigation drainage collection; and groundwater management and promotion of water conservation to approximately 639,857 acres of Riverside County (CVWD 2014).

The principal water supplies of the Coachella Valley are local groundwater, imported Colorado River water, and imported State Water Project (SWP) water. The Coachella Canal brings in Colorado River water from the All-American Canal near the Mexico-U.S. border. The CVWD and the Desert Water Agency obtain imported water from the SWP; however, since the CVWD and Desert Water Agency do not have a direct connection to the SWP, this water is exchanged with the Metropolitan Water District for water from its Colorado River Aqueduct north of Palm Springs. This water is referred to as "SWP Exchange" water (CVWD 2011). Colorado River and SWP Exchange water are currently used only to replenish the groundwater basin; the potable water distribution system does not receive water directly from either imported water source. Similarly, recycled water is used extensively by nonpotable water customers for irrigation purposes to offset groundwater pumping, but it is not used to offset the demand of urban potable water customers (CVWD 2011).

Therefore, the only direct water source for urban water use is local groundwater. None of the groundwater basins in the Coachella Valley are adjudicated, meaning that there are no legal agreements limiting CVWD's pumping from the basins. **Table 4.7-2** presents the projected CVWD water supplies and demand for urban water use through 2035 as determined by the most recent Urban Water Management Plan (UWMP). As shown, the CVWD's UWMP assumes total water

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

supplies are equal to total urban water demand. Since groundwater is the principal source of water supplies and the groundwater basin is not adjudicated, actual water supply of the basin is dependent on replenishment and production by other water users of the groundwater basin (i.e., hydrologic balance of the groundwater basin and water management). Water management is discussed further below.

According to the UWMP, although the groundwater basin has been overdrafted historically, groundwater is a reliable water supply that is relatively invulnerable to seasonal or climatic variation due to the large storage volume (about 30 million acre-feet). The groundwater supply is replenished by Colorado River and SWP Exchange water. The Colorado River water supply is also considered to be relatively invulnerable to seasonal or climatic variation due to both California's and CVWD's high priority allocation. SWP Exchange water is subject to both climatic and operational variations; however, this source is used only for groundwater replenishment. Desalinated drain water is considered to be a reliable source since it is not subject to climatic variations. Therefore, all of CVWD's future water supplies except SWP Exchange water are considered reliable and do not vary whether in an average water year, single dry water year, or multiple dry water years (CVWD 2011).

**TABLE 4.7-2**  
**PROJECTED WATER SUPPLIES – URBAN WATER USE**  
**COACHELLA VALLEY WATER DISTRICT**

	2010	2015	2020	2025	2030	2035
<b>Projected Water Supplies – Urban Water Use</b>						
Supplier produced groundwater	109,488	118,700	125,600	129,900	133,500	128,700
Treated Colorado River water	0	5,700	19,300	31,400	39,500	49,100
Untreated Colorado River water	0	1,300	11,100	26,300	39,000	54,800
Desalinated agricultural drain water	0	0	0	0	0	10,000
<b>Total Supplies</b>	<b>109,488</b>	<b>125,800</b>	<b>156,100</b>	<b>187,700</b>	<b>212,000</b>	<b>242,700</b>
<b>Projected Water Demand – Urban Water Use</b>						
Total urban water deliveries	104,309	121,700	151,000	181,600	205,100	234,800
Sales to other water agencies	0	0	0	0	0	0
Additional water losses and uses	5,179	4,100	5,100	6,100	6,900	7,900
<b>Total</b>	<b>109,488</b>	<b>125,800</b>	<b>156,100</b>	<b>187,700</b>	<b>212,000</b>	<b>242,700</b>

Source: CVWD 2011

### Water Management

As actual water supply of the groundwater basin is dependent on water management activities (balance of production and replenishment to prevent overdraft), the CVWD has the legal authority to manage the groundwater basins within its service area. For purposes of water management, the CVWD divides the Coachella Valley into the West Valley and the East Valley. The proposed neighborhood sites are located in the West Valley, which includes the cities of Palm Springs, Cathedral City, Rancho Mirage, Indian Wells, and Palm Desert, a portion of the city of Indio, and the unincorporated communities of Sun City and Thousand Palms. Water demand in the West Valley is supplied by several sources: groundwater, surface water from local streams, and recycled water.

The Coachella Valley's principal groundwater basin, the Whitewater River (Indio<sup>1</sup>) Subbasin, extends from Whitewater in the northwest to the Salton Sea. The CVWD has prepared a water management plan for the Whitewater River Subbasin, the Coachella Valley Water Management Plan Update (2012).

According to the Water Management Plan (WMP) Update, the demand for groundwater has annually exceeded the limited natural recharge of the groundwater basin. The average annual overdraft of the basin for 2000 through 2009 was estimated to be 70,000 acre-feet per year (AFY) (CVWD 2012). The plan identifies the need for additional water supplies to both meet projected supply demands and to manage current and future groundwater overdraft.

### Conservation and Supply Development

**Table 4.7-3** presents a summary comparison of the water conservation and potential supply sources and quantities considered in the WMP, along with technical feasibility, reliability, potential environmental impacts, required permitting, and public acceptance.

**TABLE 4.7-3  
ALTERNATIVE WATER SUPPLIES  
COACHELLA VALLEY WATER DISTRICT**

Supply Element	Potential Supply (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Agricultural Conservation	40,000	23,000	Proven technology	High	No significant impacts	None	High
Golf Course Conservation	12,000	12,000	Proven technology	High	No significant impacts	None	High
Urban Conservation	33,000	43,000	Proven technology	High	No significant impacts	None	High
Additional Urban Conservation	44,000	57,000	May require significant re-landscaping	Depends on participation	No significant impacts	None	Potentially Low
Canal Water Loss Recovery	10,000	10,000	Cause of losses is unknown	High if losses can be reduced	Unknown site-specific impacts	Moderate	High
West Valley Recycled Water	0	0	Essentially all water is being recovered	High but little additional yield	Potential site-specific and water quality impacts	Moderate	High
East Valley Recycled Water-existing flows	16,000	16,000	Additional treatment and conveyance infrastructure required	High	Reduction in existing CVSC flow	Significant	Moderate
East Valley Recycled Water-growth	6,000	32,000	Additional treatment and conveyance infrastructure required	High	No significant impacts	Significant	Moderate
Fargo Canyon Area Recycled Water	0	11,000	No existing facilities	High	Unknown site-specific and	Significant	Moderate

<sup>1</sup> The California Department of Water Resources (DWR) assigned the name "Indio Subbasin" in its Bulletin 108. The CVWD and Desert Water Agency use the designation "Whitewater River Subbasin."

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

Supply Element	Potential Supply (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
					water quality impacts		
Fargo Canyon Groundwater	0	9,000	Yield undetermined	Unknown	Unknown	Moderate	High
Stormwater Capture	Unknown	Unknown	Diversion, storage and recharge facilities required	Poor – highly variable flow	Unknown site-specific impacts	Unknown	Moderate
Water Transfers – Lease/Purchase	50,000	50,000	No significant issues	Depends on the transfer terms	Delta and/or area of origin impacts	DWR Approval	Moderate
SWP Existing Table A with Delta Conveyance	0	33,000	Significant issues with Delta conveyance	50 percent improvement	Impacts mitigated by BDCP	Significant permitting by others	Unknown
Water Transfers – Lease/Purchase with Delta Conveyance	0	25,000	Significant issues with Delta conveyance	50 percent improvement	Delta and/or area of origin impacts	DWR Approval	Moderate
Desalinated Drain Water	5,000	90,000	Brine disposal issues	High	Brine disposal; energy use	Significant	Low-Moderate
Desalinated Ocean Water	0	100,000	Exchange agreements	High	Seawater intakes, brine disposal, energy use	Significant	Low - Moderate due to high cost

Source: CVWD 2012

### Groundwater Overdraft – Source Substitution and Recharge

**Table 4.7-4** presents a summary of the potential source substitution and recharge sources as identified in the WMP. Source substitution and recharge sources are intended to offset current or future groundwater pumping.

**TABLE 4.7-4  
ALTERNATIVE WATER SUPPLIES  
COACHELLA VALLEY WATER DISTRICT**

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Source Substitution							
Canal Water - Increased agricultural use	41,000	6,000	No technical issues	High but may be susceptible to delivery interruptions	No significant impacts	None	Good
Canal Water - Golf course irrigation	29,000	32,000	No technical issues	High but may be susceptible to delivery interruptions	No significant impacts	None	Good
Canal Water - Urban Nonpotable for new development	16,000	90,000	Requires separate "purple pipe" system	High but may be susceptible to delivery interruptions	No significant impacts if built during development	Comply with RW distribution requirements	Good

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Canal Water - New Urban Potable	30,000	90,000	No technical issues	High but may be susceptible to delivery interruptions	Brine disposal; siting	DPH approval required	Good
Canal Water - Oasis Area	0	23,000 – 28,000	Extensive infrastructure	High but may be susceptible to delivery interruptions	Construction impacts	Minimal permitting	Good
East Valley Recycled Water - Existing Canal Delivery System	16,000 – 24,000	32,000 – 48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
East Valley Recycled Water - Separate Delivery System	16,000 – 24,000	32,000 – 48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
Mid-Valley Pipeline - Canal and RW	32,000	45,000	Requires separate "purple pipe" system	High – dual sources improves reliability	Construction impacts in developed urban area	Regional Board permit may be required	Good
West Valley Recycled Water - System Expansions	10,000 <sup>1</sup>	16,000 <sup>1</sup>	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No net effect on overdraft	Regional Board permit amendment required	Good
<b>Groundwater Recharge</b>							
SWP Exchange - Whitewater	67,000	60,000 – 100,000	Existing facility	Depends on Metropolitan's operations	Existing program	Existing program	Good; tribal concern about salinity
Desalinated Drain Water – Whitewater	0 – 20,000	0 – 30,000	Requires transfer and exchange for Colorado River water with Metropolitan	Depends on Metropolitan's operations	Brine disposal; reduced flow to Salton Sea; CRA pumping	Minimal permitting	Good
Canal Water – LEVY – Existing	32,500	32,500	Existing facility	High but may be susceptible to delivery interruptions	Existing program	Existing program	Good; tribal concern about salinity
Canal Water – LEVY – Expansion	7,500	7,500	Requires additional pumping station and pipeline	High but may be susceptible to delivery interruptions	Expansion of existing program; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water - Indio	10,000	10,000	Depends on site location; may require demonstration facility	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good

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Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Canal Water – Martinez	4,000	20,000 – 40,000	Existing demonstration facility	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water – Other Surface Recharge Sites	TBD <sup>2</sup>	TBD <sup>2</sup>	Depends on suitable hydrogeologic conditions	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water – Injection	TBD <sup>2</sup>	TBD <sup>2</sup>	Proven technology; requires potable water treatment	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	May require DPH <sup>3</sup> approval	Good
Recycled Water - Indirect Potable Reuse	TBD <sup>2</sup>	TBD <sup>2</sup>	Extensive treatment requirements including reverse osmosis	Potentially high – recycled water flow is relatively continuous	Siting; energy use; brine disposal	Extensive permitting – DPH <sup>3</sup> and Regional Board approval required	May have significant issues

<sup>1</sup> Option offsets pumping but does not reduce overdraft since unused recycled water is percolated.

<sup>2</sup> TBD – To be determined. This is a future option that requires additional investigation to evaluate feasibility.

<sup>3</sup> DPH – California Department of Public Health.

Source: CVWD 2012

### Wastewater

Most CVWD domestic water customers also receive sewer services from the water district. The CVWD provides wastewater service to more than 91,000 home and business accounts. The CVWD operates 6 water reclamation plants and maintains more than 1,000 miles of sewer pipelines and 37 lift stations that collect and transport wastewater to the nearest regional water reclamation facility (RWRF). The current and planned treatment capacity at each of the reclamation plants is shown in **Table 4.7-5** below.

**TABLE 4.7-5  
COACHELLA VALLEY WATER DISTRICT  
WASTEWATER TREATMENT FACILITIES**

Plant #	Current		Planned		Total Capacity (mgd)
	Treatment	Capacity / Ave. (mgd)	Additional Capacity (mgd)	Treatment	
1	WRP-1 Secondary	0.15	-	-	0.15
2	WRP-2 Secondary	0.18 / 0.03 ave	-	-	0.18
3	WRP-4 Secondary	9.9 / 4.75 ave	Tertiary	-	9.90
4	WRP-7 Secondary and Tertiary	5.0 and 2.5 / 3.0 ave	Tertiary	5.0 additional	7.50

Plant #	Current		Planned		Total Capacity (mgd)
	Treatment	Capacity / Ave. (mgd)	Additional Capacity (mgd)	Treatment	
5	WRP-9 Secondary	0.40 / 0.33	-	-	0.40
6	WRP-10 Secondary and Tertiary	18.0 and 10.8 / 10.8 ave	-	-	18.50
<b>Totals</b>		<b>31.63</b>	<b>-</b>	<b>5.0</b>	<b>36.63</b>

Source: CVWD 2012

### Solid Waste

The Riverside County Department of Waste Resources (RCDWR) is responsible for the landfill disposal of all nonhazardous waste in Riverside County, operating six active landfills and administering a contract agreement for waste disposal at the private El Sobrante Landfill. The RCWMD also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. All of the private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Western Coachella Valley communities, including the neighborhood sites, are within the service areas of various transfer stations such as the Perris Transfer Station, Coachella Transfer Station, Pinon Flats Transfer Station, and Edom Hill Transfer Station.

### 4.7.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960<sup>2</sup>. Therefore, the project impact analysis below uses projections from, and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

GPA 960 furthered the objectives and policies of the previously approved 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan). The proposed project continues the process initiated with the 2003 General Plan and furthered by the current General Plan by increasing density in areas where existing or planned services and existing urban development suggest that the potential for additional homes is warranted. Because the outcome of the litigation is uncertain, and as the proposed project furthers goals of the previous and the current General Plan, policy numbers for both documents are listed in the analysis for reference purposes.

Both GPA 960 and the 2003 RCIP General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations below would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

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<sup>2</sup> December 8, 2015



## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### AESTHETICS, LIGHT, AND GLARE

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an aesthetic or visual resource impact, based on the California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Regulatory Framework	Determination
<b>Aesthetics, Light, and Glare</b>		
1) Have a substantial adverse effect on a scenic vista.	<b>Impact Analysis 4.7.1</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	<b>Impact Analysis 4.7.2</b>	<b>Less than Significant Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.7.3</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>Impact Analysis 4.7.4</b>	<b>Less than Significant Impact</b>

#### Methodology

All of the neighborhood sites in the Western Coachella Valley Area Plan are designated by GPA 960 and classified for varying levels of urban development, including medium-high-density and medium-density residential, commercial, and business park uses (see Table 7 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Western Coachella Valley Area Plan for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level (County of Riverside 2002).

#### Impact Analysis

##### Impact Analysis 4.7.1

Compliance with General Plan regulations and proposed mitigation would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level. (Threshold 1)



Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 (HHDR) and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views of rugged San Jacinto, Santa Rosa, and Little San Bernardino Mountains and low-lying desert flatlands, sloping dunes, and rolling foothills to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Western Coachella Valley Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas, including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

Compliance with General Plan regulations, as well as implementation of **MM 3.1.1**, would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

### **Impact Analysis 4.7.2**

Compliance with existing County policies would ensure that trees, rock outcroppings, and historical buildings within a state scenic highway are not adversely impacted by this project or future development. As a result, impacts would be considered **less than significant**. (Threshold 2)

Several of the neighborhood sites are located along a portion of I-10 that has been designated as a County-eligible scenic highway. Future development of these neighborhood sites could affect the area's scenic qualities as viewed from the highway. GPA 960 Policy LU 14.3 (RCIP GP Policy LU 15.3) requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within designated and eligible state and County scenic highway corridors are compatible with the surrounding scenic setting or environment, and GPA 960 Policy 14.4 (RCIP GP Policy LU 15.4) requires a 50-foot setback from the edge of the right-of-way for new development adjacent to designated and eligible state and County scenic highways. In addition, Western Coachella Valley Area Plan Policy WCVAP 19.1 requires the protection of scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements. Compliance with these policies would

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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ensure that future development would preserve scenic resources along I-10 and would not detract from the area's scenic qualities as viewed from the highway. As a result, impacts would be considered **less than significant**.

### Mitigation Measures

None required.

#### **Impact Analysis 4.7.3**

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Western Coachella Valley Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, Western Coachella Valley Area Plan Policy WCVAP 8.6 would require HHDR development to incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design features as varied building heights, decorative walls, shade structures, landscape features, building spacing, park and recreational areas, and trails.

Existing County policies and design guidelines, as well as implementation of **MM 3.1.1** (discussed above) and the proposed policies for MUA-designated areas, would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

### Impact Analysis 4.7.4

Compliance with County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. Additionally, the neighborhood sites are within Observatory Restriction Zone B of the Palomar Observatory and increased nighttime lighting could obstruct or hinder the views from the observatory.

County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory, among other requirements. Western Coachella Valley Area Plan Policy WCVAP 16.2 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

As previously described, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a Countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

Compliance with these County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**.

### Mitigation Measures

None required.

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### AGRICULTURAL AND FORESTRY RESOURCES

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an agricultural and/or forestry resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various residential classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	<b>No Impact</b>
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Controlled Development, General Commercial, Rural Residential, Scenic Highway Commercial, Industrial Park, and various residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	<b>No Impact</b>

## AIR QUALITY

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of an air quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Conflict with or obstruct implementation of the applicable air quality plan.	<b>Impact Analysis 3.3.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<b>Impact Analysis 3.3.2 and 3.3.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	<b>Impact Analysis 3.3.4 in Section 3.0</b> - Cumulative impacts are analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
4) Expose sensitive receptors to substantial pollutant concentrations.	<b>Impact Analysis 3.3.5 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create objectionable odors affecting a substantial number of people.	<b>Impact Analysis 3.3.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### BIOLOGICAL RESOURCES

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a biological resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	Impact Analysis 4.7.5	Less than Significant
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.7.6	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.7.6	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.7.7	Less than Significant
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.7.8	Less than Significant



## **Methodology**

The impact analysis below utilized data from the two multiple species habitat conservation plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources (County of Riverside 2002).

## **BIOLOGICAL RESOURCES**

**Impact Analysis 4.7.5** Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), which provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands. This system of Conservation Areas provide core habitat and other conserved habitat for 27 covered species; conserve natural communities; conserve essential ecological processes; and secure biological corridors and linkages between major habitat areas. Section 6.6 of the CV-MSHCP defines the process to determine a development project's compliance with the requirements of the MSHCP and its Implementing Agreement.

For development projects within a Conservation Area, a Joint Project Review process in consultation with the Coachella Valley Conservation Commission (CVCC) is required; the review analyzes a project's consistency with the Conservation Area's conservation objectives and required measures and goals and objectives for each proposed covered species (CCVC 2007). A range of biological studies may also be required as part of the CV-MSHCP environmental review process to identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Development of property outside of the Conservation Area (as well as within it) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with any other required measures and/or studies outlined in the MSHCP occurs. The proposed neighborhood sites are not within a CV-MSHCP Conservation Area.

As the project does not currently propose any specific development, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. The CV-MSHCP and its Implementing Agreement allows the County to issue take authorizations for all species covered by the CV-MSHCP, including state and federally listed species, as well as other identified covered species and their habitats. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), the California Endangered Species Act (CESA), and the federal Endangered Species Act (ESA), and impacts to covered species and their habitat would be deemed less than significant.

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Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

### Mitigation Measures

None required.

**Impact Analysis 4.7.6** Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.3** and **MM 3.4.5**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.4.3** and **MM 3.4.5** (see Section 3.0)

**Impact Analysis 4.7.7** Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the Coachella Valley are mitigated due to the establishment of corridors and linkages established by the CV-MSHCP. The CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the CV-MSHCP protects native wildlife nursery sites by conserving large blocks of

representative native habitats suitable for supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015). The proposed neighborhood sites are not within a CV-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

### Mitigation Measures

None required.

#### **Impact Analysis 4.7.8**

Future development accommodated by the proposed project would be located in an area covered by the CV-MSHCP. Future development would be required to comply with the policy provisions of the CV-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the CV-MSHCP applies to the neighborhood sites. Future development accommodated by the proposed project would be required, through Riverside County standard conditions of approval, to comply with review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fees. With payment of the mitigation fee and compliance with any site-specific requirements, future development projects would be in compliance with the CV-MSHCP, as well as with CEQA, NEPA, CESA, and ESA. This impact would be **less than significant**.

### Mitigation Measures

None required.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### CULTURAL RESOURCES

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a cultural resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	<b>Impact Analysis 3.5.1 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	<b>Impact Analysis 3.5.2 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
3) Disturb any human remains, including those interred outside of formal cemeteries.	<b>Impact Analysis 3.5.3 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

## GEOLOGY AND SOILS

## Thresholds of Significance

The following table identifies the thresholds for determining the significance of geology or soils impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<p>1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:</p> <ul style="list-style-type: none"> <li>a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.</li> <li>b) Strong seismic ground shaking.</li> <li>c) Seismic-related ground failure, including liquefaction.</li> <li>d) Landslides.</li> </ul>	<p><b>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</b></p> <p>– All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p><b>Impact Analysis 3.6.3 in Section 3.0</b></p> <p>– Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p><b>Impact Analysis 3.6.4 in Section 3.0</b></p> <p>– While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>



#### 4.7 WESTERN COACHELLA VALLEY AREA PLAN

Threshold	Analysis	Determination
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	<b>Impact Analysis 3.6.4 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	<b>Impact Analysis 3.6.5 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable</b>
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>Impact Analysis 3.6.6 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable</b>

## GREENHOUSE GAS EMISSIONS

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of greenhouse gas impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### HAZARDS AND HAZARDOUS MATERIALS

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<b>Impact Analysis 3.8.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	<b>No Impact</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	The neighborhood sites are not located within the airport influence areas for either the Palm Springs International or Bermuda Dunes Airport as identified by the airport land use plans (County of Riverside 2015a).	<b>No Impact</b>
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<b>Impact Analysis 3.8.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	<b>No Impact</b>

#### 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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Threshold	Analysis	Determination
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.		

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### HYDROLOGY AND WATER QUALITY

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a hydrology or water quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	<b>Impact Analysis 4.7.19</b> in Utilities and Service Systems sub-section	<b>Significant and Unavoidable</b>
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>



Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in <b>Figures 4.7-3a through 3f</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in <b>Figures 4.7-3a through 3f</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	<b>No Impact</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### LAND USE AND PLANNING

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of land use and planning impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and small-town urban uses developed in the vicinity of I-10. Future development would be integrated with the existing community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.7.9	Less than Significant
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.7.8 in Biological Resources sub-section	Less than Significant

### METHODOLOGY

The land use and planning analysis considers the potential for changes to the Western Coachella Valley Area Plan to conflict with the County's planning and policy documents.

**Impact Analysis 4.7.9** Changes to the Western Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Western Coachella Valley Area Plan to articulate a more detailed vision for Western Coachella Valley's future, as well as a change in land use designation and zone classification for 332.11 acres within the Western Coachella Valley Area Plan Policy Area. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As Western Coachella Valley Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to Western Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

#### Mitigation Measures

None required.

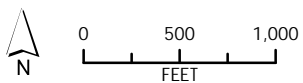


Figure 4.7-3a  
Flood Zones in North Palm Springs Community





Figure 4.7-3b  
Flood Zones in I-10/Haugen Lehmann Avenue Community





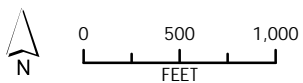


Figure 4.7-3c  
Flood Zones in Rushmore/Kimdale Community



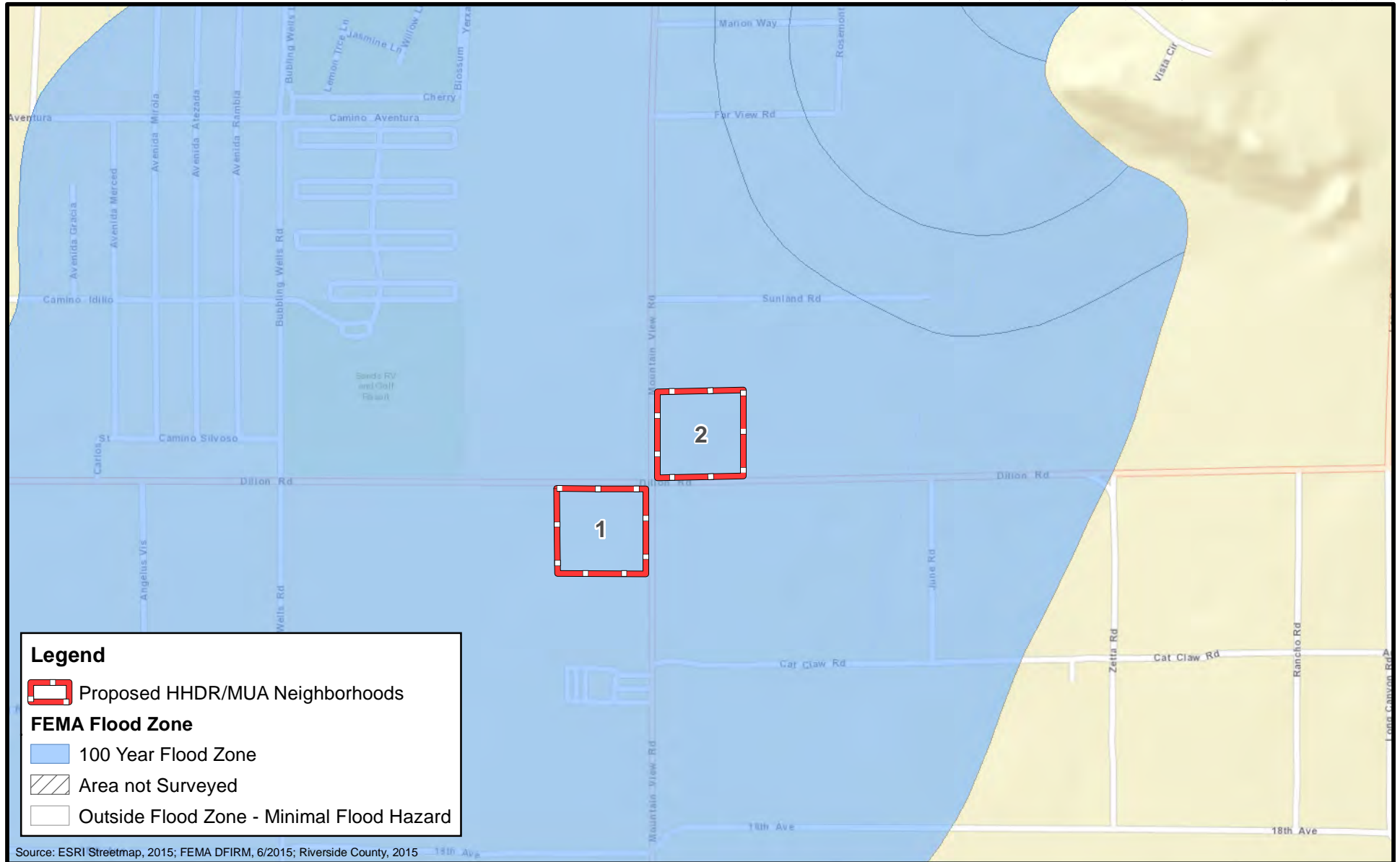


Figure 4.7-3d  
Flood Zones in Desert Edge/Desert Hot Springs Communities



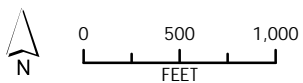


Figure 4.7-3e  
Flood Zones in Thousand Palms Community, I-10/Cook Street Vicinity





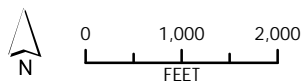
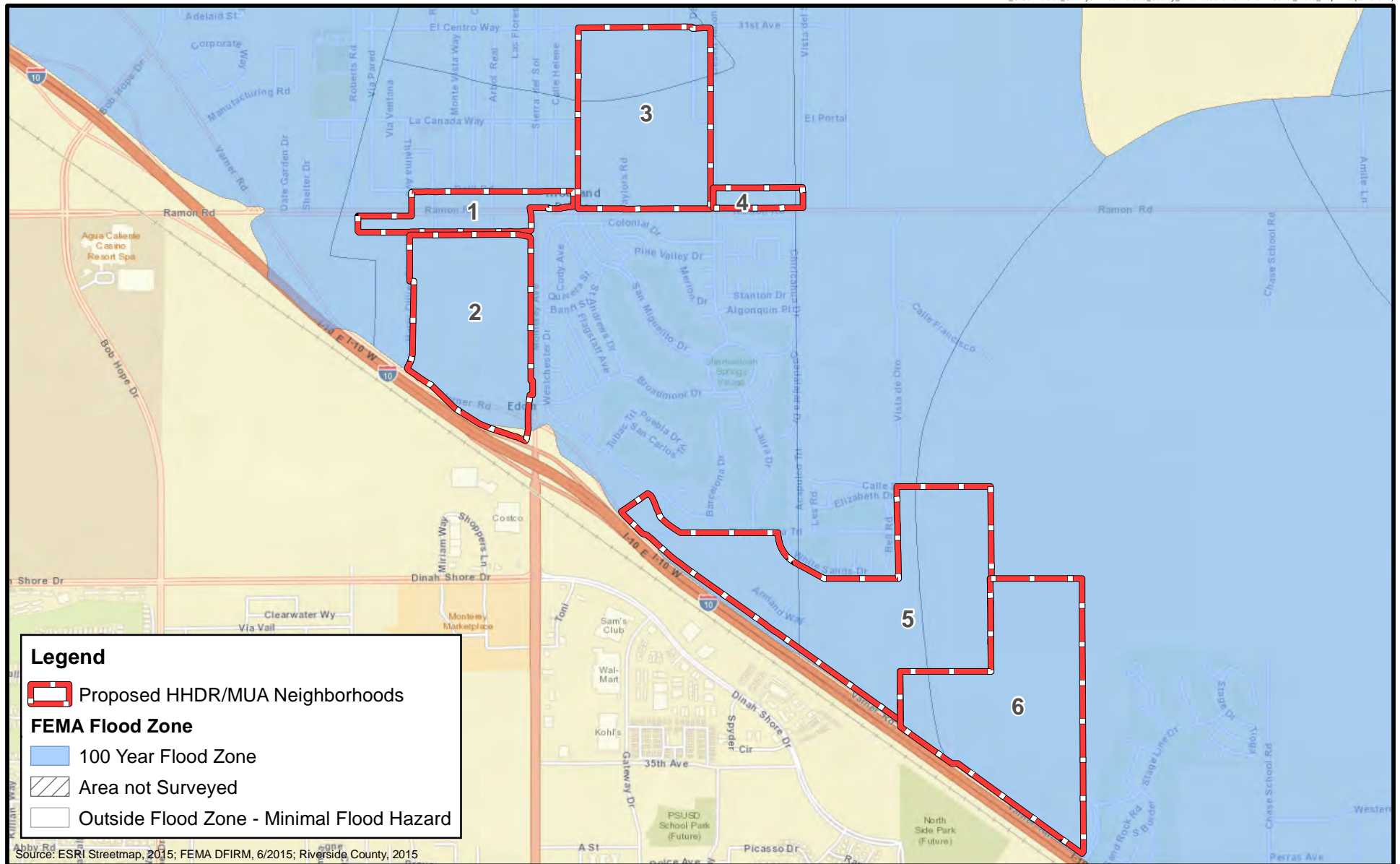


Figure 4.7-3f  
Flood Zones in Thousand Palms Town Center



## MINERAL RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a mineral resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas) (County of Riverside 2015b).	<b>No Impact</b>
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	<b>No Impact</b>

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### NOISE

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a noise-related impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<b>Impact Analysis 4.7.10</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.7.11</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within the airport influence areas for either the Palm Springs International or Bermuda Dunes Airport as identified by the airport land use plans (County of Riverside 2015a).	<b>No Impact</b>
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>

#### Methodology

All of the neighborhood sites in the Western Coachella Valley Area Plan are designated by GPA 960 and classified for varying levels of urban development, including medium-high-density and medium-density residential, commercial, and business park uses (see Table 7 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Western Coachella Valley Area Plan for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR

No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR No. 521 determined that these impacts would be significant and unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

## **Impact Analysis**

**Impact Analysis 4.7.10** Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the Western Coachella Valley Area Plan is currently dominated by roadway noise from I-10. Future development accommodated by the project could expose residents to existing and/or future roadway noise from I-10 and other area roadways. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA  $L_{dn}$  for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA  $L_{dn}$  for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (see Section 3.0) requires acoustical studies, describing how the exterior and interior noise standards will be met, for all new residential developments with a noise exposure greater than 65 dBA  $L_{dn}$ . Mitigation measures **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

These requirements would ensure that new development is sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. It is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

### Mitigation Measures

#### **MM 3.12.1, MM 3.12.2, MM 3.12.3, and MM 3.12.4**

**Impact Analysis 4.7.11** Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on I-10 and other area roadways.

As described under **Impact Analysis 4.10.9**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

However, as previously described, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing



uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

### Mitigation Measures

None feasible.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### POPULATION AND HOUSING<sup>3</sup>

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact associated with population and housing growth, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	<b>Impact Analysis 4.7.12</b>	<b>Significant and Unavoidable</b>
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>

#### Methodology

Because the proposed project consists of the adoption of a comprehensive update of the County's Housing Element as well as changes to land use designations and zone classifications, to comply with state housing element law, implement the County's housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the growth anticipated in the Western Coachella Valley Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in

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<sup>3</sup> An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the Area Plan level.

density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

#### Impact Analysis 4.7.12

Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.7-6** shows the theoretical buildout projections for the Western Coachella Valley Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 19,988 more dwelling units and 48,610 more persons in comparison to the housing and population growth that could occur under the adopted Western Coachella Valley Area Plan/General Plan. This represents an 33 percent increase.

**TABLE 4.7-6**  
**THE WESTERN COACHELLA VALLEY AREA PLAN**  
**THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		32,516	3,617	8,796
Rural Community Foundation Component		971	642	1,562
Open Space Foundation Component		183,184	1,652	4,018
Community Development Foundation Component				
Estate Density Residential (EDR)		1,024	359	872
Very Low Density Residential (VLDR)		408	306	744
Low Density Residential (LDR)		297	445	1,083
Medium Density Residential (MDR)	(-179.81)	7,810	27,336	66,480
Medium-High Density Residential (MHDR)	(-418.48)	1,083	7,036	17,112
High Density Residential (HDR)		1,099	12,085	29,390
Very High Density Residential (VHDR)		169	2,866	6,970
Highest Density Residential (HHDR)	(+ 777.83)	778	23,335	56,750
Commercial Retail <sup>2</sup> (CR)	(-162.34)	298	N/A	N/A
Commercial Tourist (CT)		358	N/A	N/A
Commercial Office (CO)		29	N/A	N/A
Light Industrial (LI)		4,529	N/A	N/A
Heavy Industrial (HI)		36	N/A	N/A
Business Park (BP)	(-17.2)	102	N/A	N/A
Public Facilities (PF)		2,162	N/A	N/A
Community Center (CC)		0	0	0

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Mixed Use Planning Area (MUPA)		42	0	0
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>236,894</b>	<b>79,679</b>	<b>193,778</b>
<b>Current Western Coachella Valley Area Plan/General Plan Land Use Assumptions and Calculations Totals:</b>		<b>236,894</b>	<b>59,691</b>	<b>145,168</b>
<b>Increase</b>		<b>-</b>	<b>19,988</b>	<b>48,610</b>

<sup>1</sup>As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (25%, 35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.

<sup>2</sup> Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high-density housing in the Western Coachella Valley area consistent with Housing Element policies intended to encourage the provision of affordable housing (GPA 960 and RCIP Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development and located in the "urban center" of either North Palm Springs, Desert Edge, Thousand Palms, or Southwest Hot Springs Communities in the vicinity of I-10, Main Street, and existing public service and utility infrastructure. By directing growth to existing urban areas and reviewing each development proposal for impacts to services, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Western Coachella Valley area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

According to EIR No. 521, "substantial" population growth would occur if a specific General Plan land use designation change (or new or revised plans or policies) would: result in an increase in population beyond that already planned for and accommodated by the existing General Plan; cause a growth rate in excess of that forecast in the existing General Plan; or do either of these relative to existing regional plans, such as the SCAG Regional Transportation Plan. As the increased density/intensity capacity resulting from the project could increase growth in the area beyond that already planned for and accommodated by the General Plan, growth resulting from the project on a local level would be considered substantial. As the project is designed to accommodate additional affordable housing development, limiting or otherwise reducing the amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

### Mitigation Measures

None feasible.

## PUBLIC SERVICES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a public services impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> <li>• fire protection,</li> <li>• police protection,</li> <li>• schools,</li> <li>• parks,</li> <li>• other public facilities.</li> </ul> <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> <li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li> <li>• <b>Law Enforcement:</b> 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</li> </ul>	<p><u>Fire Protection</u> <b>Impact Analysis 4.7.13</b></p> <p><u>Law Enforcement</u> <b>Impact Analysis 4.7.14</b></p> <p><u>Public School Facilities</u> <b>Impact Analysis 4.7.15</b></p> <p><u>Parks</u> <b>Impact Analysis 4.7.16</b> under Recreation sub-section</p>	<p><u>Fire Protection</u> <b>Less than Significant</b></p> <p><u>Law Enforcement</u> <b>Less than Significant</b></p> <p><u>Public School Facilities</u> <b>Less Than Significant</b></p>

**Methodology**

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered public service facilities in Western Coachella Valley Area Plan planning area based on generation factors identified by Riverside County.

### Fire Protection and Emergency Medical Services

#### **Impact Analysis 4.7.13**

Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The proposed project would result in the need for 10 new fire stations (19,988 du/2,000 du = 9.99 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GPA 960 Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GPA 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features.

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, including potential blockage of stairways or fire doors. These regulations would reduce the impacts of providing fire protection services to future development on the neighborhood sites by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

#### Mitigation Measures

None required.



Law Enforcement Services**Impact Analysis 4.7.14**

Future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 73 sworn police officers, 11 supervisors, 11 support staff, and 25 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.7-7**).

**TABLE 4.7-7  
LAW ENFORCEMENT GENERATION FACTORS AND  
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

<b>Personnel/Equipment</b>	<b>Generation Factor</b>	<b>Personnel/Equipment Needs – Proposed Project*</b>
Sworn Officers	1.5 per 1,000 persons	73 sworn officers
Supervisors	1 per 7 officers	11 supervisors
Support Staff	1 per 7 officers	11 support staff
Patrol Vehicles	1 per 3 officers	25 patrol vehicles

\* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through property taxes.

Any facilities needed to accommodate the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

As future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### Public School Facilities

**Impact Analysis 4.7.15** Future development resulting from the project would be required to pay PSUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at PSUSD schools serving the neighborhood sites. The PSUSD uses the generation rates shown in **Table 4.7-8** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using PSUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 9,239 additional students in attendance at PSUSD schools beyond what has been anticipated for buildout of the sites under the current land use designations. Based on school facility design capacity, the proposed project would result in the need for 1.5 elementary schools, one-half of a new middle school, and one-half of a new high school (**Table 4.7-9**).

**TABLE 4.7-8**  
**SCHOOL ENROLLMENT GENERATION FACTORS AND**  
**STUDENT GENERATION OF PROPOSED PROJECT**

School	Generation Factor	Student Generation
Della S. Lindley Elementary School	.137	2,738
Cabot Yerxa Elementary	.137	2,738
James Workman Middle School	.0453	905
Desert Hot Springs High	.0715	1,429
Rancho Mirage High School	.0715	1,429
	<b>Total Student Generation</b>	<b>9,239</b>

Source: PSUSD 2015

**TABLE 4.7-9**  
**SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

School Type	PSUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	3,596	5,476	1.52
Middle School	1,566	905	0.57
High School	4,876	2,858	0.58

Expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements are proposed. It is likely that growth associated with the project will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay PSUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundary of the PSUSD, the County requires the applicant to obtain a Certificate of Compliance

from the PSUSD verifying that developer fees have been paid. Under CEQA, payment of PSUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

### Mitigation Measures

None required.

### RECREATION

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a recreation impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.  Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<b>Impact Analysis 4.7.16</b>	<b>Less than Significant Impact</b>
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	<b>Impact Analysis 4.7.16</b>	<b>Less than Significant Impact</b>

#### Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered park and recreation facilities in the Western Coachella Valley Area Plan planning area based on generation factors identified by Riverside County.

#### Impact Analysis

**Impact Analysis 4.7.16** Implementation of the proposed project would increase the population that will be served by parks and recreation facilities. This impact is considered to be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 145.83 additional acres of parkland based on the County's parkland standard ( $48.61 \times 3 = 145.83$  acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

GPA Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GP Policy OS 20.6 (RCIP GP Policy 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

### Mitigation Measures

None required.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### TRANSPORTATION/TRAFFIC

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.  The County's General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	<b>Impact Analysis 4.7.17</b>	<b>Significant and Unavoidable</b>
2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<b>Impact Analysis 4.7.17</b>	<b>Significant and Unavoidable</b>
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites are not located within an airport land use plan and would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	<b>No Impact</b>
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<b>Impact Analysis 3.16.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) Result in inadequate emergency access.	<b>Impact Analysis 3.16.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>



Threshold	Analysis	Determination
6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	<b>Impact Analysis 3.16.5 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>

## Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in Western Coachella Valley Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

## Impact Analysis

**Impact Analysis 4.7.17** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on seven roadway segments within the Western Coachella Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

The project would have a significant adverse impact on traffic conditions if a roadway segment were projected to operate at LOS E or F as a result of project-related traffic volumes.

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.7-9** below summarizes traffic volumes and LOS on roadway segments in the Western Coachella Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on eleven roadway segments within the West Coachella Valley Area Plan already projected to operate at an unacceptable level (Cook Street from Varner Road to 0.55 Mi. N of Varner Road; the Verbania Avenue from Tamarack Road to I-10 WB ramps; Indian Avenue from Pierson Blvd to 13<sup>th</sup> Avenue; Ramon Road from Robert Road to Vista Del Sol; Ramon Road from .34 Mi West of Monterey Ave- Sierra Del Sol to Monterey Ave- Sierra Del Sol; Ramon Road from Los Alamos Road- Vista Chino to Bob Hope Drive; Ramon Road to Monterey Avenue- Sierra Del Sol to Desert Moon Drive; Ramon Road to Unknown to Los Alamos Road- Vista Chino; Tamarack Road to Rushmore Avenue to Haugen-Lehmann Way; Varner Road to Harry Oliver Trail to Jack Ivey Drive; and Varner Road to .25 Mi East of Cook Street to Cook Street). This is a **significant** impact.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

Table 4.7-10  
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF  
GPA 960 AND PROPOSED PROJECT

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
13 <sup>th</sup> Avenue	Indian Avenue to E of Indian Avenue	4	Major	10,700	D or Better	4	Major	1,300	12,000	D or Better
Cook Street	Varner Road to 0.55 Mi. N of Varner Road	4	Arterial	35,000	E	4	Arterial	5,400	40,400	F
Dillon Road	.25 Mi W of Mountain View Road to E of Mountain View Road	4	Arterial	20,300	D or Better	4	Arterial	400	20,700	D or Better
Verbania Avenue	Tamarack Road to I-10 WB Ramps	4	Major	43,700	F	4	Major	1,600	45,300	F
Indian Avenue	Pierson Blvd to 13 <sup>th</sup> Avenue	4	Arterial	40,900	F	4	Arterial	(600)	40,300	F
Monterey Avenue	Ramon Road to I-10 WB Ramps	4	Major	19,100	D or Better	4	Major	3,000	22,100	D or Better
Mountain View Road	.25 Mi. North of Dillon Road to South of Dillon Rd	4	Arterial	14,900	D or Better	4	Arterial	100	15,000	D or Better
Pierson Blvd	Karen Avenue to Indian Avenue	4	Major	23,400	D or Better	4	Major	1,100	24,500	D or Better
Portola Road	Varner Road to Dinah Shore Drive	4	Arterial	23,100	D or Better	4	Arterial	1,600	24,700	D or Better
Ramon Road	Robert Road to Vista Del Sol	4	Arterial	35,400	E	4	Arterial	5,200	40,600	F
Ramon Road	.34 Mi West of Monterey Ave- Sierra Del Sol to Monterey Ave- Sierra Del Sol	4	Arterial	38,700	F	4	Arterial	3,800	42,500	F
Ramon Road	I-10 EB Off ramp at Ramon Road to Bob Hope Drive	4	Arterial	32,800	D or Better	4	Arterial	(1,000)	31,800	D or Better
Ramon Road	Los Alamos Road- Vista Chino to Bob Hope Drive	6	Urban Arterial	55,900	E	6	Urban Arterial	(1,600)	54,300	E
Ramon Road	Monterey Avenue-Sierra Del Sol to	4	Arterial	39,300	E	4	Arterial	5,200	44,500	F

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
	Desert Moon Drive									
Ramon Road	Unknown to Los Alamos Road- Vista Chino	6	Urban Arterial	51,600	E	6	Urban Arterial	(200)	51,400	E
Ramon Road	Varner Road to I-10 EB Off ramp at Ramon Road	4	Arterial	25,400	D or Better	4	Arterial	2,000	27,400	D or better
Sierra Del Sol	Datil Way to Ramon Road	4	Secondary	12,800	D or Better	4	Secondary	1,200	14,000	D or better
Tamarack Road	Rushmore Avenue to Haugen-Lehmann Way	4	Secondary	40,000	F	4	Secondary	(500)	39,500	F
Varner Road	Harry Oliver Trail to Jack Ivey Drive	4	Secondary	29,200	F	4	Secondary	1,000	30,200	F
Varner Road	.25 Mi East of Cook Street to Cook Street	4	Secondary	30,500	F	4	Secondary	700	31,200	F

Source: Urban Crossroads 2015

Future development projects on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts; and as County General Plan Policy C 2.5 states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, six roadway segments with project-related traffic volumes are already projected to operate at LOS F under buildout of existing General Plan land use designations which limits the ability to require new projects to solve the existing LOS issue. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

#### Mitigation Measures

None feasible.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

### UTILITIES AND SERVICE SYSTEMS

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact to utilities and service systems, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 4.7.18 and Impact Analysis 4.7.19</b>	<u>Wastewater</u> <b>Less than Significant Impact</b>  <u>Water</u> <b>Significant and Unavoidable</b>
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.7.19</b>	<b>Significant and Unavoidable</b>
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	<b>Impact Analysis 4.7.18</b>	<b>Less than Significant</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	<b>Impact Analysis 4.7.20</b>	<b>Less than Significant with Mitigation Incorporated</b>

Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	<b>Impact Analysis 4.7.20</b>	<b>Less than Significant with Mitigation Incorporated</b>

## Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Western Coachella Valley Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

## Impact Analysis

### Wastewater

**Impact Analysis 4.7.18** The proposed project will slightly increase wastewater flows. The increase represented by the proposed project will require additional infrastructure or treatment capacity. However, adequate capacity exists to treat wastewater any potential development associated with the proposed project. Therefore, impacts are **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the CVWD treats approximately 36.63 mgd via six RWRFs. As discussed under **Impact Analysis 4.7.12** future development of the neighborhood sites under the proposed project could result in up to 19,988 more dwelling units and 48,610 more persons than anticipated for buildout of the sites under the adopted Western Coachella Valley Area Plan. This increase in population and housing would generate an increased demand for wastewater conveyance and treatment. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2015b). Therefore, future development would result in the generation of 4,597,240 gallons per day (4.597 million gallons daily).

The 4.59724 mgd wastewater demand generated by the proposed project would represent approximately 12.5 percent of the current design capacity at the CVWD RWF. This increase in service is not considered a substantial increase over existing capacity. Additionally, future development would be required to pay development impact fees and connection fees, which would fund any potential future expansion of the RWF in the CVWD's jurisdiction. Actual expansion of any RWF would be subject to subsequent project-level environmental review.

There is adequate capacity at the existing RWRFs to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to meet future required County wastewater requirements. Therefore, impacts are considered **less than significant**.

### Mitigation Measures

None required.

## 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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### Water Supply and Service

#### **Impact Analysis 4.7.19**

Implementation of the proposed project will increase the amount of allowable development in the Western Coachella Valley Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a **significant** impact. (Thresholds 2 and 4)

The CVWD is responsible for the water supply and wastewater treatment within the Western Coachella Valley Area Plan. The principal water supplies of the Coachella Valley are local groundwater, imported Colorado River water, and imported SWP water. The Coachella Canal brings in Colorado River water from the All-American Canal near the Mexico-U.S. border. The CVWD and the Desert Water Agency obtain imported water from the SWP; however, since they do not have a direct connection to the SWP, this water is exchanged with the Metropolitan Water District for water from its Colorado River Aqueduct north of Palm Springs. This water is referred to as "SWP Exchange" water (CVWD 2011). Colorado River and SWP Exchange water are currently used only to replenish the groundwater basin; the potable water distribution system does not receive water directly from either imported water source. Similarly, recycled water is used extensively by nonpotable water customers for irrigation purposes to offset groundwater pumping, but it is not used to offset the demand of urban potable water customers (CVWD 2011).

Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 20,187.88 AFY beyond water supply demand originally anticipated ( $19,988 \times 1.01 \text{ AFY} = 20,187.88 \text{ AFY}$ ).

The 20,187.88 AFY represents a 16.04 percent increase from the current CVWD water supply of 213,900 AFY and a 8.31 percent increase from the 242,700 AFY water supply anticipated in 2035.

The County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the CVWD prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts within Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of CWD water supply facilities.

Compliance with County and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.2, Regulatory Framework. Specifically, General Plan Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments, and Policy LU 22.2 ensures that adequate water resources exists to meet the demands of the proposed development. The County's preapplication review procedure and development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Although compliance with these existing regulations, mitigation measures, and CVWD review will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features, adequate water supplies for all potential future development associated with the project cannot be assured at this time. As a result, this impact is considered **significant and unavoidable**.

### Mitigation Measures

#### **MM 3.9.5** (see Section 3.0)

#### Solid Waste

##### **Impact Analysis 4.7.20**

Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Future development would generate solid waste that would be disposed of in the Mecca II and Oasis landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 6,039.3 tons of waste beyond that already planned for the sites (19,988 du x 0.41 tons per du = 8,195.08 tons).

Each of the serving landfills has remaining capacity (60,267 tons, collectively) to serve future development resulting from the proposed project (Merlan 2015). Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCWMD ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board by the RCWDR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

In addition, as discussed in **Impact 3.17.5** in Section 3.0, the County requires projects to be consistent with the RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory commercial and multi-family recycling requirements of Assembly Bill 341. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in Western Coachella Valley Area Plan and would reduce the demand on landfills serving the community.



#### 4.7 WESTERN COACHELLA VALLEY AREA PLAN

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Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

##### Mitigation Measures

**MM 3.17.4** and **MM 3.17.5** (see Section 3.0)

## ENERGY CONSUMPTION

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.	<b>Impact Analysis 3.18.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>

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### 4.7.4 REFERENCES

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