

## 4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES

The following chapter contains 17 sections; each section addresses one environmental topic outlined in Appendix G of the *California Environmental Quality Act (CEQA) Guidelines* (California Code of Regulations [CCR] Title 14, Chapter 3, Sections 15000–15387).

For each environmental impact issue analyzed, this chapter of the Environmental Impact Report (EIR) includes a detailed explanation of the existing conditions, thresholds of significance that would be applied to determine whether the La Entrada Specific Plan's (proposed project) impacts would be significant or less than significant, analysis of the environmental impacts, and a determination of whether the project would have a significant impact if implemented. A "significant impact" or "significant effect" means "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the proposed project" (14 CCR 15382). Each environmental topic section in Chapter 4.0 also includes a discussion of the cumulative effects of the project when considered in combination with other projects, causing related impacts, as required by Section 15130 of the *CEQA Guidelines*.

Each of the 17 sections is organized into the following subsections:

- **Introduction** describes the environmental topic to be addressed and lists the informational sources used to prepare the section.
- **Methodology** describes the approach and methods employed to complete the environmental analysis for the issue under investigation.
- **Existing Environmental Setting** describes the physical conditions at the project site at the time of the release of the EIR's Notice of Preparation (NOP) that may influence or affect the issue under investigation. This section focuses on physical site characteristics that are relevant to the environmental topic being analyzed. THE EIR analyses the potential physical effects of the proposed Specific Plan development on the existing vacant project site and relevant study area conditions and resources. In the event that the La Entrada Specific Plan project is not approved, the existing McNaughton Specific Plan would remain the guiding land use plan for the project site.
- **Regulatory Setting** lists and discusses the laws, ordinances, regulations, and policies that relate to the specific environmental topic and how they apply to the proposed project.
- **Thresholds of Significance** provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in Appendix G of the *CEQA Guidelines*.
- **Project Impacts** describes the potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Evidence is presented to show the cause and effect relationship between the proposed project and potential changes in the environment. The exact magnitude, duration, extent, frequency, and range or other parameters of a potential impact are ascertained, to the extent feasible, to determine whether impacts may be

significant. In accordance with CEQA, potential project impacts, if any, are classified in the following way for each of the environmental topics discussed in this EIR.

- **Significant Unavoidable Adverse Impact.** Significant unavoidable adverse impacts are those that cannot be mitigated to below the level of significance or avoided. Potential significant irreversible environmental impacts are defined as impacts that occur when project implementation results in the removal of nonrenewable resources, commits future generations to similar uses, and/or results in environmental accidents. Per *CEQA Guidelines* Section 15126.2 (e), an analysis of potential irreversible impacts as a result of project development is included within the analysis of significant unavoidable impacts. If the proposed project is approved and the project would result in significant unavoidable adverse impacts, decision-makers are required to adopt a statement of overriding considerations pursuant to *CEQA Guidelines* Section 15093, explaining why the project benefits outweigh the unavoidable adverse environmental effects caused by these significant unavoidable environmental impacts. Decision-makers are also required to make findings pursuant to *CEQA Guidelines* Section 15091 that mitigation measures or project alternatives are infeasible due to specific economic, legal, social, technological, or other considerations.
- **Less than Significant Impact with Mitigation Incorporated.** Significant environmental impacts that can be feasibly mitigated or avoided to below a level of significance. If the proposed project is approved, decision-makers are required to make findings pursuant to *CEQA Guidelines* Section 15091 that adverse significant impacts have been mitigated to the maximum extent feasible by implementation of mitigation.
- **Less than Significant Impact.** Environmental impacts that are adverse but not significant. No mitigation is required for less than significant impacts, and findings are not required.
- **No Impact.** The project would not result in impacts related to a specific environmental topic.
- **Mitigation Measures** are project-specific measures that would be required of the project to avoid, minimize, rectify, reduce, eliminate, or compensate for a potentially significant adverse impact.
- **Cumulative Impacts** describes potential environmental changes to the existing physical conditions that may occur as a result of project implementation together with other reasonably foreseeable, planned, and approved future projects producing related impacts. The *CEQA Guidelines* (Section 15355) defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time. Projects that have progressed to the state that CEQA review has been initiated are treated as foreseeable probable future projects. As a result, a cumulative project list was developed based on information from the City’s March 2013 Development Status Report and additional input from the City staff. As indicated by City staff, there are no County projects within 1 mile (mi) of the project site, nor are there major solar projects or land developments within the project area.<sup>1</sup> Surrounding cities were contacted for any pending approved projects within their jurisdictions. The Cities of Coachella and Indio, as well as the County of Riverside were contacted for information on pending projects and these agencies

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<sup>1</sup> Oral Communication with Ron Goldman, consultant with the City of Coachella, May 16, 2013.

did not identify any anticipated projects in the project vicinity. As illustrated by Table 4.A and Figure 4.1, all reasonable and foreseeable projects are located within the City.

In addition, for each of the environmental topics considered in this EIR, the geographic scope of the cumulative analysis is defined. For example, the geographic scope of the cumulative analysis for potential cumulative agricultural and mineral resources impacts is the same, while the geographic scope of potential cumulative water quality and hydrology impacts is the Whitewater Watershed. Once the geographic scope and study area for each environmental topic has been defined, a cumulative analysis as it relates to each environmental topic is provided. For example, the geographic scope for population and housing includes, but is not limited to, the probable future projects listed in Table 4.A and illustrated in Figure 4.1. Therefore, the cumulative analysis for population and housing considers these projects' collective impact along with the proposed project when analyzing the proposed project's potential for growth-inducing impacts in the City and County.

- **Significant Unavoidable Adverse Impacts** describes the significance of potential impacts after implementation of mitigation measures. Potential significant unavoidable impacts are clearly stated in this section.

**Table 4.A: Cumulative Project List**

Map ID No.	Name	Description	Location
1	Vista Escondida	282 single-family unit subdivision on 46.64 ac	Northwest corner of Shady Lane and Avenue 54 City of Coachella, CA 92236
2	AM/PM Expansion Project	Construct new carwash, drive-thru restaurant and retail buildings on 4.85 ac	Southwest corner of Ave. 48 and Grapefruit Blvd. City of Coachella, CA 92236
3	Baghdad Apartments/Chelsea	General Plan Amendment from Low Density Residential. Architectural Review for 144 Unit Family Apartments and a Parcel Map Modification.	Southwest corner Calle Avila and Bagdad City of Coachella, CA 92236
4	Prado	232 single-family unit subdivision	West of Frederick between Avenue 50 and 51 City of Coachella, CA 92236
5	Sundate II	169 single-family unit subdivision	Northwest corner Avenue 53 and Frederick City of Coachella, CA 92236
6	Nickel Creek	322 single-family unit subdivision on 64.64 ac	Avenue 44, West of Dillon City of Coachella, CA 92236
7	Rancho Coachella Vineyards	79 single-family unit subdivision on 19.66 ac	North of 52, West of Van Buren City of Coachella, CA 92236
8	Brandenburg & Butters	Revised Plan includes 212 single-family unit subdivision	North of Ave 54, between Fillmore and Polk Street City of Coachella, CA 92236
9	Eagle Falls	295 single-family unit subdivision on more than 90 ac	North of I10 W of Harrison City of Coachella, CA 92236
10	Rancho Coachella Vineyards	272 single-family unit subdivision 80 ac	Northwest corner Ave 55 and Pierce City of Coachella, CA 92236
11	Shadow View	1600 single-family unit subdivision on 368 ac	Southeast of Dillon Rd between I-10 and 86 Expressway City of Coachella, CA 92236
12	Villa Palmeras	111 single-family attached and detached residential units on 11.58 ac	South side of Ave 50 between Jackson St and Calhoun St City of Coachella, CA 92236
13	The Vineyards – Phase 2	46 R.V. lots with typical 512 sf garage/utility structures on 3.84 ac	44-800 Dillon Road City of Coachella, CA 92236
14	Interchange at I-10 and the future extension of Avenue 50 <sup>1</sup>	Proposed interchange at I-10 and proposed Avenue 50 will be along the northern border of the La Entrada Specific Plan boundaries (or existing McNaughton Specific Plan boundaries) and will serve areas north and south of the freeway	Proposed Interchange at I-10 at proposed extension of Avenue 50 City of Coachella, CA 92236

Source: City of Coachella, Development Status Report (March 2013).

<sup>1</sup> The proposed La Entrada Specific Plan development would accommodate the proposed interchange project, but it is not reliant on the proposed interchange project for access. Furthermore, this interchange is intended to serve areas north and south of the freeway and is a separate project from the La Entrada Specific Plan development. However, as a condition of approval, Phase 5 of the proposed project would not proceed until construction of the Avenue 50/I-10 interchange is approved and initiated.

ac = acres

I-10 = Interstate 10

sf = square feet

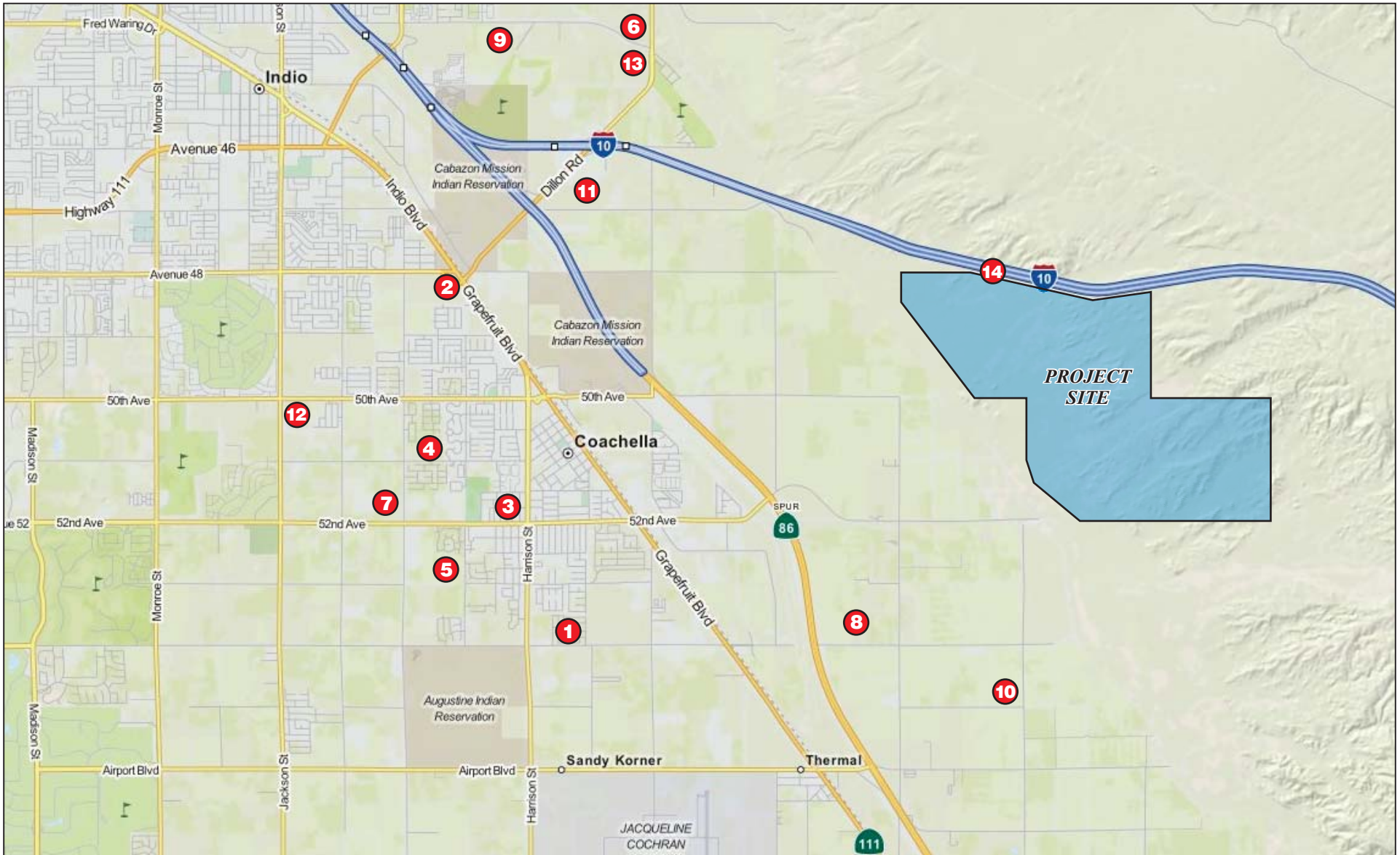
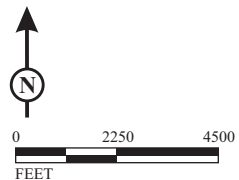


FIGURE 4.1

LSA

LEGEND

- 1 - Cumulative Project Locations; Refer to Table 4.A for the descriptions of these projects.



SOURCE: MapQuest

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