

4.10 LAND USE AND PLANNING

4.10.1 Introduction

This section describes the existing land uses on the project site and in its vicinity and analyzes the consistency of the La Entrada Specific Plan (proposed project) with surrounding land uses and relevant policy and planning documents. The consistency analysis in this section was prepared in accordance with the California Environmental Quality Act (CEQA), specifically *CEQA Guidelines* Section 15125(d). Information presented in this section is based on information provided by the City of Coachella (City) General Plan (1996), the City's Zoning Code (2003), the City's Zoning Map (2010), and the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) (2007). In addition, per *CEQA Guidelines* Section 15125(d), this Environmental Impact Report (EIR) evaluates the proposed project's consistency with other applicable planning documents as they relate to specific topical sections within Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

4.10.2 Methodology

The impact analysis of this section considers the physical impacts of the proposed project related to land use compatibility and considers whether or not there are potential inconsistencies of the proposed project with applicable planning documents from the City and other agencies with relevant plans or policies. Neither CEQA nor the *CEQA Guidelines* establish standards for determining whether or not a project is consistent with an applicable plan; rather, the final determination that a project is consistent or inconsistent with an applicable plan is made by the Lead Agency when it acts on the project. The analysis in this EIR discusses the findings of policy review and is meant to provide a guide for decision-makers during policy interpretation.

A project's inconsistency with a policy is only considered significant if such inconsistency would cause significant physical environmental impacts. This EIR section determines whether any project inconsistencies with public land use policies and documents would be significant and whether mitigation is feasible. Under this approach, a policy conflict is not in and of itself considered a significant environmental impact. An inconsistency between a proposed project and an applicable plan is a legal determination that may or may not indicate the likelihood of environmental impact. In some cases, an inconsistency may be evidence that an underlying physical impact is significant and adverse.

4.10.3 Existing Environmental Setting

Proposed Project Site. The project site currently consists of 16 parcels totaling 2,200 acres (ac). Figure 4.10.1, Parcel Boundaries, provides the approximate location of parcel boundaries on the project site. Approximately 1,612 ac of the 2,200 ac project site are located within the City, and the remaining 588 ac are located within the unincorporated area of Riverside County (County), but within the City's Sphere of Influence (SOI) and General Plan planning area (refer to Figure 4.10.2).

The project site is bound by Interstate 10 (I-10) to the north and the Coachella Branch of the All-American Canal (Coachella Canal) to the south. Currently, the project site is characterized by desert terrain and contains no bodies of water. Vegetation on the project site consists of scattered shrubs, flowers, creosote, and small trees. In addition, the project site contains man-made features such as an abandoned portion of U.S. Highway 60/70, an electrical transmission line, and a small power line.

4.10.4 Regulatory Setting

Federal Policies and Regulations. There are no federal land use policies or regulations that are applicable to the proposed project with respect to land use.

State Policies and Regulations. There are no State land use policies or regulations that are applicable to the project site with respect to land use.

Local and Regional Plans and Policies. The project site is covered by several local and regional planning documents and programs that have varying degrees of regulation over the land use of the site. Although a 588 ac portion of the project site is located within the unincorporated area of the County, the land is within the City's SOI and therefore is regulated by the following adopted planning documents: the City of Coachella General Plan; the City of Coachella Zoning Code; and the McNaughton Specific Plan, which has been incorporated in the City's General Plan, Zoning Code, and Zoning Map.

City of Coachella General Plan. Refer to Table 4.10.B for a consistency analysis of the proposed project with applicable goals, policies, and objectives from the City's General Plan.

The 1,612 ac portion of the project site is located within the boundaries of the previously approved McNaughton Specific Plan on the City's General Plan Land Use and Zoning Maps (refer to Figures 4.10.3 and Figure 4.10.4). According to the City's Land Use Map, the project site is designated "Specific Plan," which includes Low-Density Residential (R-L), Medium-Density Residential (MDR), Entertainment Commercial (C-E), General Commercial (C-G), and Open Space (O-S), consistent with the McNaughton Specific Plan. The 588 ac portion located within the City's SOI and General Plan planning area is predesignated as Low-Density Residential and Open Space on the City's General Plan Land Use Map; however, this portion is also located within the unincorporated area of the County and, as such, is designated as Agricultural (AG) on the County's General Plan Land Use Map.

The base land use designation of Low-Density Residential (R-L) allows for a density ranging from 0 to 6 dwelling units (du)/ac, with a maximum density of 6 du/ac. A land use designation of Entertainment Commercial (C-D) allows for a floor area ratio (FAR) of 0.40 and permits commercial and residential uses centered on entertainment uses. Examples of Entertainment Commercial (C-E) uses include golf courses, casinos, hotels, theaters, retail and restaurant facilities, and recreation uses such as water parks, equestrian centers, and fairgrounds. A General Commercial (C-G) land use designation allows for retail businesses, offices, and multifamily

residential uses that are compatible with the character of the surrounding retail commercial area. With the exception of the City's downtown area, the maximum FAR is 0.25 for retail and 0.40 for office projects. An Open Space (O-S) designation provides areas for public and private use to preserve the community's natural resources.

City of Coachella Zoning Code. Title 17 of the City's Zoning Code ensures consistency with the City's General Plan and proposed development and identifies and defines land use categories, boundaries, and development standards.

As illustrated by Figure 4.10.4, the City's Zoning Map identifies more specific land use designations for the project site. According to the City's Zoning Map, the 1,612 ac portion of the project site located within the City incorporates the McNaughton Specific Plan and, as such, is zoned as "Specific Plan," which includes General Commercial (C-G), Open Space (O-S), Residential Single-Family (R-S), and Residential Multiple Family (R-M). The 588 ac portion located within the City's SOI is rezoned as Residential Single-Family (R-S) and Open Space (O-S); the County's zoning designation for this portion of the project site is Natural Assets (N-A).

McNaughton Specific Plan. The project site is located within an area that is regulated by the previously approved McNaughton Specific Plan. The proposed project represents a comprehensive amendment to that document and would expand the McNaughton Specific Plan area to include 588 ac currently located in the unincorporated area of the County. The McNaughton Specific Plan allows for Residential, Commercial, Parks/Recreation, and Open Space uses. The current land use designations for the project site are consistent with the land use designations established by the McNaughton Specific Plan.

Planned uses for the project site include Residential, Mixed-Use, School, Parks/Recreation, and Open Space uses. Although the proposed uses included as part of the proposed project would be similar to those established by the McNaughton Specific Plan, the proposed project would place these uses within different areas of the project site. As compared to the McNaughton Specific Plan, the proposed project would place commercial cores within the central portions of the project site rather than along the lower portion of the site near the western and southern boundaries of the Specific Plan area. Instead, the proposed project would place Open Space and Park/Recreation Uses in the lower portion of the project site. Open Space uses are also planned within areas of higher elevations on the project site. The proposed project would be similar to the McNaughton Specific Plan in that it proposes to place Low-Density Residential uses within the northern portion of the site in areas of higher elevation. However, unlike the McNaughton Specific Plan, the proposed project would include School uses in this area as well. In addition, no golf courses are proposed in the La Entrada Specific Plan.

SCAG Regional Comprehensive Plan and Guide. The Regional Comprehensive Plan (RCP) is an advisory document to help guide the planning and policy work conducted by local planners, businesspeople, and other individuals whose work affects the future built environment in Southern California. The plan addresses six counties, including Orange, Los Angeles, Ventura, Riverside, San Bernardino, and Imperial Counties. The Southern California Association of

Governments (SCAG) is the federally recognized Metropolitan Planning Organization (MPO) for these six counties. SCAG is mandated by the federal government to research and prepare plans to address important regional issues such as housing, traffic/transportation, water, and air quality. Riverside County and its jurisdiction constitute the Riverside County subregion within the SCAG region. The City of Coachella in Riverside County is governed by the Coachella Valley Association of Governments (CVAG).

The RCP is a collaborative effort to address challenges the Southern California region faces, such as resource conservation, economic vitality, and quality of life, through voluntary practices to approach growth and infrastructure challenges in a comprehensive manner. The current RCP is centered on the SCAG Compass Growth Vision and the 2% Strategy adopted by the Regional Council in April 2008. The recommendations made in the RCP call for infrastructure and resource activities consistent with the envisioned growth patterns in the six counties. The policies in the RCP aim to reduce emissions and increase mobility through strategic land use changes.

The Land Use Chapter of the RCP was adopted in 2008 and recommends actions for cities and counties to implement, given the specific growth opportunities that have been identified in the County. Although the City does not contain any designated Opportunity Areas (key areas for targeting growth), the City has been identified as a Compass Principles Priority Area. These areas are encouraged to take local actions consistent with Compass Principles to increase their mobility, livability, prosperity, and sustainability.

Coachella Valley Multiple Species Habitat Conservation Plan. The proposed project is located with the planning boundaries of the CVMSHCP. The Plan Area boundaries for the CVMSHCP encompass approximately 1.2 million ac within the Coachella Valley Region. Within this Plan Area, the CVMSHCP has designated conservation areas dedicated to the preservation of a specific natural community (27 natural communities compose the conservation areas designated by the CVMSHCP). Although the project site is within the Plan Area of the CVMSHCP, it is outside of the designated conservation areas. The Desert Tortoise and Linkage Conservation Area is the closest conservation area to the project site and is located directly adjacent to the southeastern corner of the project site (refer to Figure 4.4.1 in Section 4.4, Biological Resources). Because the project site is not located within a habitat or conservation area of the CVMSHCP, the CVMSHCP does not impose any restrictions on development of the project site.

4.10.5 Project Design Features

There are no applicable Project Design Features related to land use and planning.

4.10.6 Thresholds of Significance

The following thresholds of significance criteria are based on Appendix G of the *CEQA Guidelines*. Based on these thresholds, implementation of the proposed project would have a significant adverse impact related to land use if it would:

- Threshold 4.10.1:** Physically divide an established community;
- Threshold 4.10.2:** 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; or
- Threshold 4.10.3:** Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP).

4.10.7 Project Impacts

Threshold 4.10.1: Physically divide an established community

No Impact. The project site is currently undeveloped Open Space. As illustrated by Figure 3.3 in Chapter 3.0, implementation of the proposed project would include Residential, School, Parks/Recreational, Open Space, and Mixed Uses. New development associated with the proposed project would occur on approximately 1,600 ac of the project site. Although implementation of the proposed project would extend Avenues 50 and 52 to connect to the project site, the proposed project would not divide established communities in the project vicinity. Therefore, no impacts to existing development would occur and no mitigation is necessary.

Threshold 4.10.2: 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

Less than Significant Impact.

General Plan Consistency. As illustrated by Figure 4.10.2, the City's General Plan Land Use Map incorporates the McNaughton Specific Plan and is designated "Specific Plan," which allows the following land uses on the project site: Low-Density Residential (RDL), Medium Density Residential, Entertainment Commercial (C-E), General Commercial (C-G), and Open Space (O-S) (includes Parks/Recreational uses). The County's General Plan allows for Agricultural (A-G) land uses on the 588 portion of the project site currently located in the unincorporated area of Riverside County; however, this portion of the site is predesignated Low Density Residential (R-L) and Open Space on the City's General Plan Land Use Map.

As illustrated by Table 4.10.A, the proposed project would expand the existing allowable land uses on the project site to allow additional land use designations, such as Very Low-Density Residential (VLDR), Medium-Density Residential (MDR), High-Density Residential (HDR), Mixed-Use (M-U) (includes Retail Commercial, Office Commercial, High-Density Residential, and Community/Public Facilities), and School (Elementary and Middle Schools) uses. In addition, the proposed project would require a Specific Plan Amendment to change Specific Plan boundaries on the General Plan Land Use Map from "McNaughton Specific Plan" to "La

Table 4.10.A: Existing General Plan Land Uses for the Project Site and La Entrada Specific Plan Land Use Designations

Land Uses	Acreage	Density (du/ac)
Existing General Plan		
Entertainment Commercial (C-E)	193	–
Low-Density Residential (R-L)	215	3.5
General Commercial (C-G)	25	–
Open Space (O-S) (includes Parks/Recreation)	399	–
Agriculture (A-G) ²	588	0.025
La Entrada Specific Plan		
Residential		
Very-Low-Density Residential (VLDR)	66.4	0.5–2.9
Low-Density Residential (LDR)	448.7	3.0–5.9
Medium-Density Residential (MDR)	374.2	6.0–12.9
High-Density Residential (HDR)	91.6	13.0–25
Total	980.9	7.1
Mixed-Use		
Retail Commercial	99	–
Office Commercial		–
High-Density Residential (HDR)	36	13.0–25
Community/Public Facilities	–	–
Total	135	–
School		
Elementary School	44.8	–
Middle School	25	–
Total	69.8	–
Parks/Recreation	344.7	–
Open Space	556.9	–

Source: *La Entrada Specific Plan*, RBF Consulting (April 2013); City of Coachella General Plan Land Use Element (1996).

¹ Designated as Agriculture on the County's General Plan Land Use Map; however, pre-designated as Low-Density Residential and Entertainment Commercial on the City's General Plan Land Use Map.
du/ac = dwelling units per acre

Entrada Specific Plan" on both the City's Land Use Diagram and Zoning Map.¹ These land use designations would apply to the Specific Plan site only and would not change the categories of land use designations in the General Plan for other areas in the City.

The proposed project would also expand the McNaughton Specific Plan boundaries to include an approximately 588 ac square parcel (currently located within the County) on the southeastern portion of the project site. This portion of the project area would be annexed to the City following project approval.

Due to the fact that the City's General Plan is currently being updated, the proposed project may require a General Plan Amendment (GPA) and Zone Change. A GPA has been filed at this time

¹ Approval of the Specific Plan Amendment would allow for the proposed project to be the guiding land use policy document for the project site.

and will be considered along with the proposed project. If the proposed project is approved subsequent to completion of the General Plan update, it would be already be incorporated into the General Plan and Zoning Code and would not require a GPA or Zone Change. Therefore, with approval of the proposed project, including the requested GPA and Zone Change, the proposed project would be consistent with the City's General Plan and Zoning Ordinance.

The City's General Plan Land Use Element also contains goals and policies that are applicable to the proposed project. These goals and policies are listed in Table 4.10.B, along with a consistency analysis for each relevant goal and policy. The purpose of this discussion is to provide a guide to the decision-makers' policy interpretation and should be considered preliminary; a final determination of consistency with plans and policies would be made by City decision-makers. As identified through this consistency analysis, the proposed project would be consistent with all applicable policies in the City's General Plan. In addition, the approval of a GPA and Zone Change would enable the La Entrada Specific Plan to serve as the guiding land use and zoning document for the project site. Therefore, the proposed project would be consistent with the City's General Plan. Impacts related to inconsistencies between the proposed project and the City's General Plan would be less than significant, and no mitigation would be required.

City Zoning Code. As shown in Figure 4.10.4, the 1,612 ac portion of the project site located within the City is zoned as "Specific Plan," which includes General Commercial (C-G), Open Space (O-S), Residential Single-Family (R-S), and Residential Multiple Family (R-M) zoning designations. These zoning designations are consistent with the previously adopted McNaughton Specific Plan. In addition, the 588 ac portion of the project site located within the unincorporated area of the County is prezoned as Residential Single-Family (R-S) and Open Space (O-S) according to the City's Zoning Map and zoned as Natural Assets (N-A) on the County's zoning map.

The proposed project would include Residential, Mixed-Use, Commercial, School, Parks/ Recreation, and Open Space uses. Although the overall zoning of the project site would remain "Specific Plan," a Zone Change would be required prior to approval of the proposed project to expand the current zoning designations to reflect the proposed uses included as part of the La Entrada Specific Plan. Therefore, approval of a Zone Change would ensure that the proposed project would be consistent with the City's Zoning Ordinance

SCAG RCP. As described in Section 4.10.4, Regulatory Setting, SCAG policies encourage job and housing opportunities to be balanced at the County or subregional level. SCAG policies also encourage job growth to be concentrated near transit services, transit nodes, existing freeways, high-occupancy vehicle (HOV) lanes, and toll roads. The proposed project development would be located immediately adjacent to I-10 and plans for the proposed future extension of Avenue 50, which would connect to a future proposed interchange at I-10. As discussed further in Chapter 3.0, the proposed interchange is a separate project and is not part of the environmental documentation included in this EIR. The proposed La Entrada Specific Plan development includes both housing and commercial and office uses that would further the RCP jobs/housing balancing objective. For further discussion related to this issue, refer to Section 4.13, Population and Housing. In addition, the proposed project includes multipurpose trails, neighborhood electric

Table 4.10.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
Land Use Element	
Residential Development Policies	
Goal: The City shall plan for a diversity of residential densities and housing types for the current and future needs of Coachella residents.	Consistent. The proposed project would include Very Low-, Low-, Medium-, and High-Density Residential uses that would provide a range of housing choices to meet the current and future needs of the community.
Objective: The General Plan Land Use Diagram shall designate residential land use categories to provide a diversity in housing types and densities.	Consistent. The proposed project would require a Specific Plan Amendment to ensure consistency with the Specific Plan area boundary depicted in the City's General Plan. The proposed project would include a variety of residential land use categories that would provide diversity in housing types and densities.
Policy: All new residential development shall conform to the building density ranges established on the Land Use Policy Diagram. No residential project shall exceed the maximum density allocated for a particular site as indicated on the Land Use Policy Diagram except where a density bonus is permitted pursuant to the Agriculture Transition Overlay Policy that follows.	Consistent. As previously stated, if approved, the proposed project would amend the existing General Plan land use and zoning designations for the project site. As such, the La Entrada Specific Plan would become the guiding land use document for the project site. Therefore, all residential land use designations would conform to density ranges established by the proposed project.
Policy: A Very Low-Density Residential (RVL) category shall be established on the Land Use Policy Diagram. The density standard for this category shall range from 0 - 2 du/ac. The maximum density shall be 2 dwelling units per acre. Appropriate locations of RVL uses shall include areas adjacent to Low-Density Residential (R-L) and A-G uses, within planned communities which provide a variety of residential dwelling unit types, in environmentally sensitive areas and in areas where equestrian uses are allowed or where a rural character is desired.	Consistent. The proposed project would include Very Low-Density Residential uses at a maximum density of 2.9 du/ac, which exceeds the maximum density standard for this category at 2 du/ac. However, the proposed project would require a Specific Plan Amendment that would ensure that the proposed La Entrada Specific Plan, in conjunction with the General Plan, would be designated on the City's Land Use Diagram and Zoning Map. As such, approval of this amendment and adoption of the proposed project would allow the proposed project to be the guiding land use policy document for the project area. Therefore, Very Low-Density Residential land uses included as part of the proposed project would be consistent with the Land Use Diagram.
Policy: Mixed-Use developments may be allowed as a Specific Plan or Planned Unit Development within the residential categories based on the density standards established for the land use designation on this site. If multiple residential categories exist on the site for development, the maximum density shall be based on the total dwelling units allowed for the overall site.	Consistent. The proposed project would include both vertical and horizontal mixed-use development within a master-planned community. The proposed mixed uses would consist of Very Low-, Low-, Medium-, and High-Density Residential; Retail; Office; and Public Facility Uses. As established in the La Entrada Specific Plan, the allowable density for High-Density Residential within mixed-use areas would range between 13 and 25 du/ac, with the overall density for all residential uses on site averaging 7.1 du/ac.
Commercial Development Policies	
Goal: Encourage commercial development that meets the needs of the residents, neighborhoods, and the community and that attracts shoppers from the regional commercial market.	Consistent. The proposed project would include retail and office uses that would provide goods and services to the residents of the Specific Plan project area and the community at large.

Table 4.10.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
Objective: The general Plan shall designate commercial land use categories in areas that will create an environment in which the various types of commercial development can flourish.	Consistent. Once approved and adopted, the proposed La Entrada Specific Plan, in conjunction with the General Plan, would serve as the guiding planning document for zoning, land use, and development in the project area. The three villages included as part of the proposed project would create a community center that would allow commercial development to flourish.
Policy: A General Commercial (C-G) category shall be established on the Land Use Policy Diagram. The C-G category shall provide for the development of retail commercial businesses and offices for the provision of services, as well as allowing for the development of multiple family residential units that are compatible with and enhance the retail commercial character of the area.	Consistent. The proposed project would establish a new Mixed-Use land use designation consisting of Retail Commercial, Office, Commercial Office, and Multi-Family Residential uses. These mixed-use developments would be compatible with the proposed adjacent land uses and would enhance the retail commercial character of the proposed Specific Plan area.
Open Space Development Policies	
Goal: The City shall contain ample amounts of and varying types of open space and agriculture for its scenic, recreational, and economic contribution to Coachella's quality of life.	Consistent. The proposed project includes 344.7 ac of Parks/Recreation uses and 557 ac of Open Space. These uses would further the City's goal of providing additional open space for its scenic quality and economic vitality. The proposed project would exceed the park requirement of 111 ac, based on the City's standard of 3 ac per 1,000 persons. Therefore, the proposed project would provide ample recreation opportunities to serve community members within the project area.
Policy: The Open Space (O-S) category shall be established on the Land Use Policy Diagram. The O-S category shall provide for recreational opportunities and the preservation of resources.	Consistent. As stated above, the proposed project includes approximately 344.7 ac of Parks/Recreation uses and 557 ac of Open Space that would provide recreational opportunities for residents within the project area.
Policy: Development in areas subject to flooding shall be limited primarily to recreational uses such as golf courses, trails, play fields and similar uses which are compatible with periodic inundation by stormwater runoff. Development in other O-S areas shall be pursuant to the policies of the Open Space Element.	Consistent. As described further in Section 4.9, Hydrology and Water Quality, the project site is not within a designated floodplain. Therefore, development of the proposed project would be consistent with the City's policy restricting development in areas subject to flooding. All development included as part of the proposed project would be outside areas subject to flooding.
Public Use Development Policies	
Goal: The City shall contain sufficient land for public purposes.	Consistent. As stated above, the proposed project would include approximately 344.7 ac of Parks/Recreation uses and 557 ac of Open Space. As stated above, the proposed project would include community facilities for public purposes, such as a police station, a fire station, places of worship, a community center, and approximately 70 ac of school sites. According to the City's General Plan Land Use Element, approximately 284 ac are currently designated for public use. Although the acreage of the community facility uses included in the proposed project is yet unspecified (until specific Tentative Tract Maps are submitted for approval), development of Parks/Recreational and School uses included as part of the proposed project would significantly increase the

Table 4.10.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
	amount of land designated for public uses currently proposed in the City's General Plan Land Use Element. Therefore, the proposed project would further the City's goal of providing sufficient land for public purposes.
Objective: The General Plan shall identify and incorporate approved Specific Plans.	Consistent. The project site is currently designated as the approved McNaughton Specific Plan area; however, this Specific Plan was never implemented and/or developed. Approval of the proposed project would amend the McNaughton Specific Plan area on the City's General Plan Land Use Diagram to include the boundaries of the proposed La Entrada Specific Plan project site and the uses proposed therein.
<p>Policy: The General Plan shall establish a Public Use (P) category on the Land Use Policy Diagram to identify the location of major public facilities. Examples of major public facilities may include:</p> <ul style="list-style-type: none"> • Community, Senior and Youth Centers • Fire Stations • Government Offices • Multipurpose Facilities • Libraries • Police Stations • Post Offices • Public Schools • Public Parks • Other facilities operated and staffed by public or nonprofit agencies for the public benefit. <p>Specifically excluded from this list are infrastructure and utility facilities which are allowed in all land use categories throughout the City.</p>	Consistent. The proposed project includes three elementary school sites and one middle school site that are considered to be public uses on the Land Use Policy Diagram. In addition, the proposed project would reserve sites for the future development of other public facilities, such as a fire station and a police station.
Citywide Development Policies	
Policy: The location, boundaries, and generalized land use of approved Specific Plans shall be identified on the Land Use Policy Diagram.	Consistent. The proposed project would require a General Plan Amendment to amend the City's General Plan Land Use Diagram from the current McNaughton Specific Plan to the proposed La Entrada Specific Plan.
Policy: Within the Specific Plan boundaries, the Specific Plan is the official General Plan land use diagram, including maximum allowable residential densities and nonresidential densities. Land uses within Specific Plan boundaries depicted on the Land Use Policy Diagram are illustrative only to show the general pattern of land use and its overall relationship to adjacent properties. The adopted Specific Plan shall be consulted for a detailed understanding of allowable land uses and maximum densities or intensities.	Consistent. The proposed Specific Plan project would serve as the guiding land use and zoning document for the overall land development and design for the 2,200 ac project site.

Table 4.10.B: General Plan Land Use Policy Consistency Analysis

Policies	Consistency Analysis
Goal: The growth of the City shall be based on fiscally responsible decisions regarding its ability to provide services to meet the needs of developing adjacent land outside the corporate limits.	Consistent. As stated above, the proposed project would include public services, such as solid waste, water, sewer, and storm drain facilities, and roadway connections to serve the proposed Specific Plan development. The proposed project would also accommodate the future development of four schools, a fire station, and a police station by reserving sites for these uses. In addition, a fiscal analysis would be conducted in conjunction with the annexation associated with the proposed Specific Plan.
Objective: The General Plan shall identify guidelines for the expansion of the City's incorporated area.	Consistent. The proposed project would expand the McNaughton Specific Plan area to include the 588 ac located in the unincorporated area of the County. This area would be annexed to the City as part of the La Entrada Specific Plan area. The Riverside County LAFCO would be the responsible agency working with the City for annexation of the 588 ac to the City's jurisdiction.
Policy: The City shall identify areas within the existing and future sphere of influence which shall be a priority for annexation.	Consistent. See the discussion above.
Policy: The City shall coordinate with Riverside County to designate compatible and desirable land uses in areas outside of the City's incorporated areas outside of the City's incorporated area, but within the City's sphere of influence. Upon annexation of such areas, a General Plan Amendment may be permitted to adjust land use designations for consistency with the land use and annexation policies of the City.	Consistent. In the event the proposed project is approved prior to completion of the General Plan update, the proposed project would require a General Plan Amendment, a Specific Plan Amendment, a Zone Change, and annexation of 588 ac into the eastern portion of the City. Currently, this area is located in the County but within the City's SOI. Approval of the proposed La Entrada Specific Plan would require the appropriate steps for annexation in accordance with the LAFCO and City processes.

ac = acres

City = City of Coachella

du/ac = dwelling unit per acre

LAFCO = Local Agency Formation Commission

SOI = Sphere of Influence

vehicles (NEVs), Class 1 and 2 bike lanes, pedestrian/hiking trails, and equestrian trails. The City has established policies to encourage the use of alternative transportation, including public transportation and use of bicycles. Therefore, the proposed project would be consistent with SCAG policies encouraging the use of alternative transportation near new industrial, commercial, and residential development.

Riverside County LAFCO Annexation Process. The proposed project would require the formal annexation of the 588 ac portion of the project site currently located within the County and the City's SOI to the City. The Local Agency Formation Commission (LAFCO) approval process would be completed subsequent to project approvals by the City. The following policies established by the Riverside County LAFCO are applicable to the proposed project:

- 1.1.1 Annexation proposals covering undeveloped or agricultural parcels to cities or districts providing urban services should demonstrate that:*
- a. Urban development is likely to occur within the next ten years over a substantial portion of the proposal area, and;*
 - b. Urban development will be contiguous with existing or proposed development.*

Development of the proposed project would be inconsistent with this policy due to the fact that the proposed project would be implemented over a period of 30 years rather than 10 years. Furthermore, the proposed project would be inconsistent with this policy because development of the proposed project would not be contiguous with the existing surrounding uses, given there is minimal development surrounding the project site. However, the 588 ac portion of the site would be contiguous with surrounding development once the 1,612 ac portion of the proposed project is developed. As part of the annexation process, all applicable LAFCO policies would be taken into consideration. Therefore, approval of annexation of the 588 ac parcel to the City by the LAFCO would ultimately override/mitigate any inconsistencies between the proposed project and LAFCO policies.

- 1.1.2 Applicants for annexations or reorganizations should demonstrate that the services furnished by the affected agency will be provided in a timely manner and at a cost that is reflective of, or comparable to, other similar types of development.*

Section 4.14, Public Services and Utilities, includes an evaluation of the proposed project's impacts on public services and utilities. As discussed in this section, most affected agencies would be able to provide public services to the project site (including the 588 ac located in the City's SOI). However, because some public services and utilities would not be provided in a timely manner, the proposed project would be inconsistent with this goal. However, as stated previously, as part of the annexation approval process, all LAFCO policies would be considered. Therefore, annexation approval would override/mitigate this inconsistency.

- 1.1.3 LAFCO will encourage in-fill development in urban areas and the annexation of areas inside existing city spheres of influence to avoid further urban sprawl.*

Annexation of the 588 ac portion of the project site to the City would further this goal due to the fact that this parcel is currently within the City's existing SOI.

- 1.1.4 All proposals including annexation to a city shall have been rezoned by the annexing city. A certified copy of the city's rezoning ordinance shall accompany the application.*

The 588 ac portion located within the City's SOI is currently rezoned as Residential Single-Family (R-S) and Open Space (O-S). Therefore, the proposed project would be consistent with this policy, requiring cities to rezone areas proposed for annexation.

1.1.5 Each proposal must be consistent with the appropriate city or county general and specific plans.

As stated previously, the proposed project would require a GPA and Zone Change in the event the current General Plan update is completed prior to project approval. However, in the event the proposed project is approved prior to completion of the General Plan update, the General Plan and Zoning Ordinance would be revised to include the proposed La Entrada Specific Plan Project. Therefore, the proposed project would be consistent with the City's General Plan.

Threshold 4.10.3: Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)

No Impact. The CVMSHCP calls for the protection of open space, as well as plant and animal species, throughout the Coachella Valley region. As described further in Section 4.4, Biological Resources, the proposed project is within the planning area of the CVMSHCP, which encompasses over 1 million ac in the Coachella Valley Region. Although the project site is located within the planning area of the CVMSHCP, the project site is not located in one of the 27 designated conservation areas intended to preserve natural communities in the Coachella Valley Region. Therefore, the proposed project would not result in any conflicts with the CVMSHCP, and no mitigation is required.

4.10.8 Mitigation Measures

The proposed project would not result in significant adverse impacts related to land use. No mitigation is required.

4.10.9 Cumulative Impacts

Implementation of the proposed project, when considered in conjunction with other existing and planned developments in the project area, would result in the development of a currently vacant and undeveloped site. The cumulative study area analyzed for potential land use impacts is the City of Coachella and the City's SOI. Table 4.A (refer to Chapter 4.0) lists adopted and planned projects within the City, and Figure 4.1 maps the locations of these projects.

The 1,612 ac portion of the project site located in the City is currently designated as "Specific Plan," which allows for Low-Density Residential (R-L), Entertainment Commercial (C-E), General Commercial (C-G), and Open Space (O-S) uses, and the 588 ac portion located within the City's SOI and General Plan planning area is predesignated for Low-Density Residential (RDL) and Open Space (O-S). However, because this portion of the project site is also located in an unincorporated area of the County, this area is currently designated for Agricultural (A-G) use on the County's General Plan Land Use Map. Development of the proposed project would be consistent with the City's General Plan land use designations due to the fact that the proposed project would be incorporated into the City's General Plan as part of the current General Plan update process. However, in the event that the proposed project is approved before the General Plan is updated, a GPA and Zone Change would be required to include the La Entrada Specific Plan boundaries and proposed land uses on the City's General Plan Land Use Diagram and Zoning Map, thus making the proposed project consistent with

the City's General Plan and Zoning Map. Approval of the proposed project would ensure that the La Entrada Specific Plan, in conjunction with the Coachella General Plan, would be the guiding land use policy documents for the project area. As such, implementation of the proposed project would not result in significant land use compatibility issues within the City's jurisdiction.

4.10.10 Significant Unavoidable Adverse Impacts

The proposed project would not result in significant unavoidable adverse land use impacts.

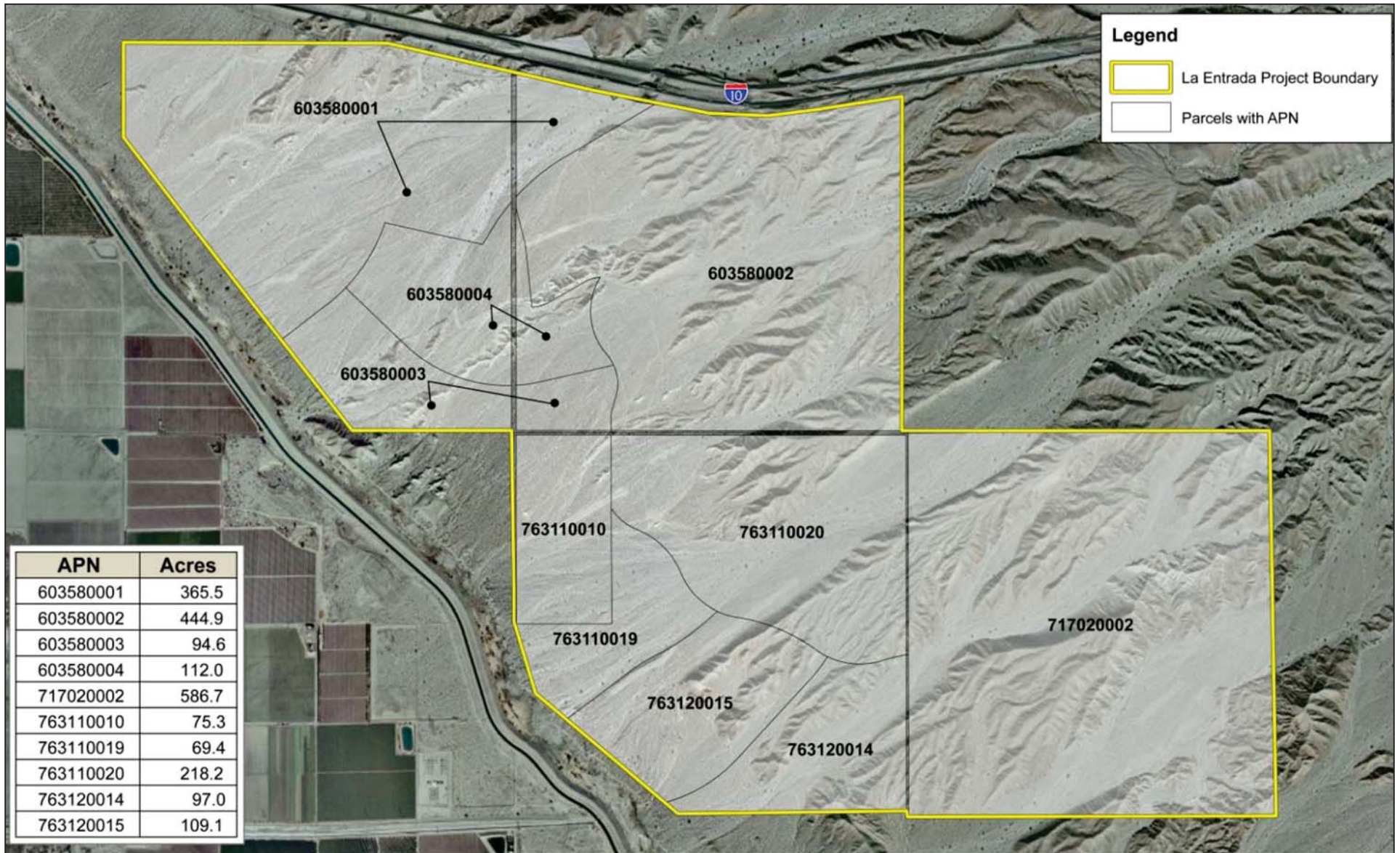
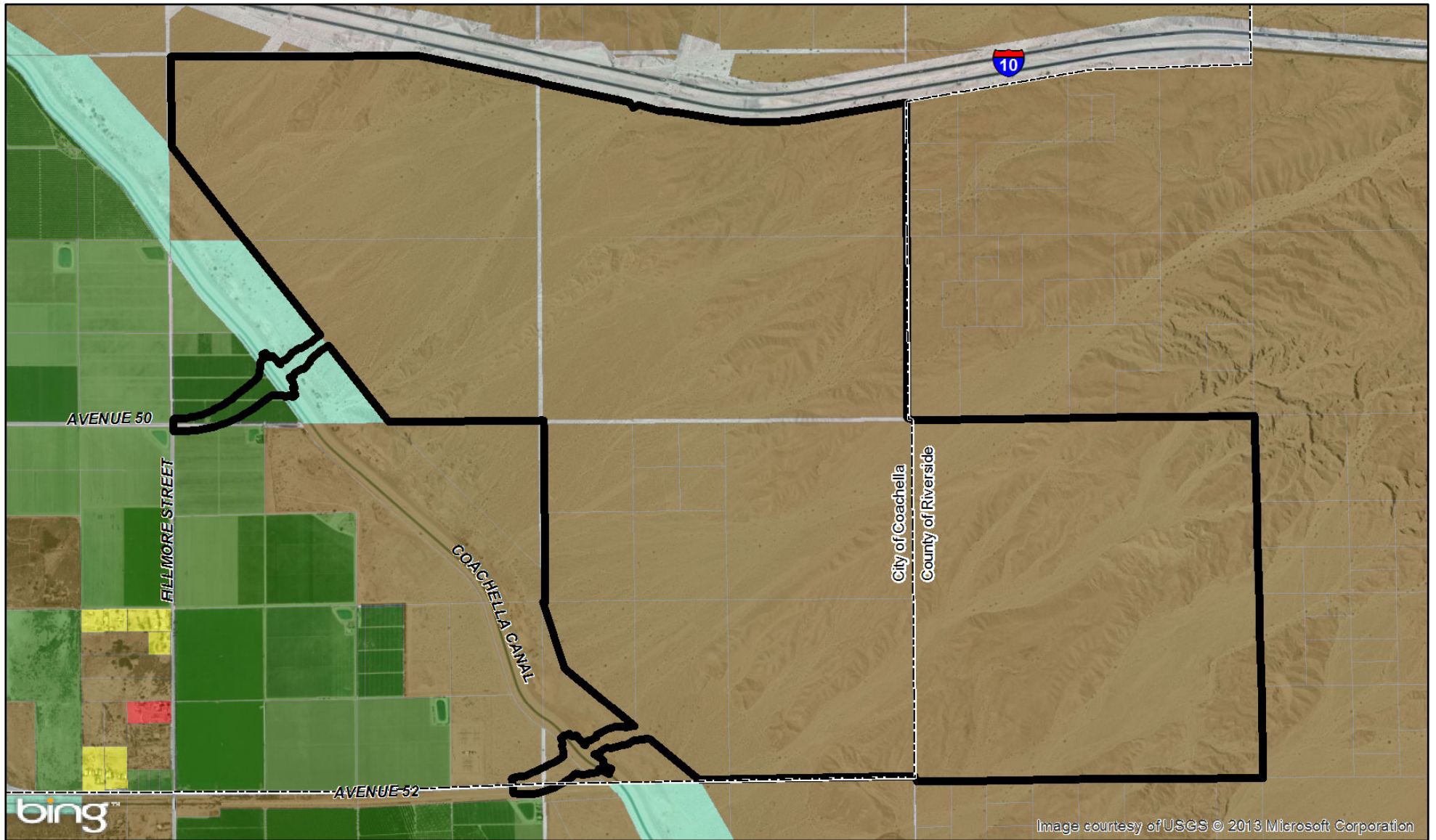


FIGURE 4.10.1

LSA



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L S A

LEGEND

- Project Location
- Existing Land Use
- Residential
- Utility Facility
- Agriculture
- Horse Ranch
- Vacant



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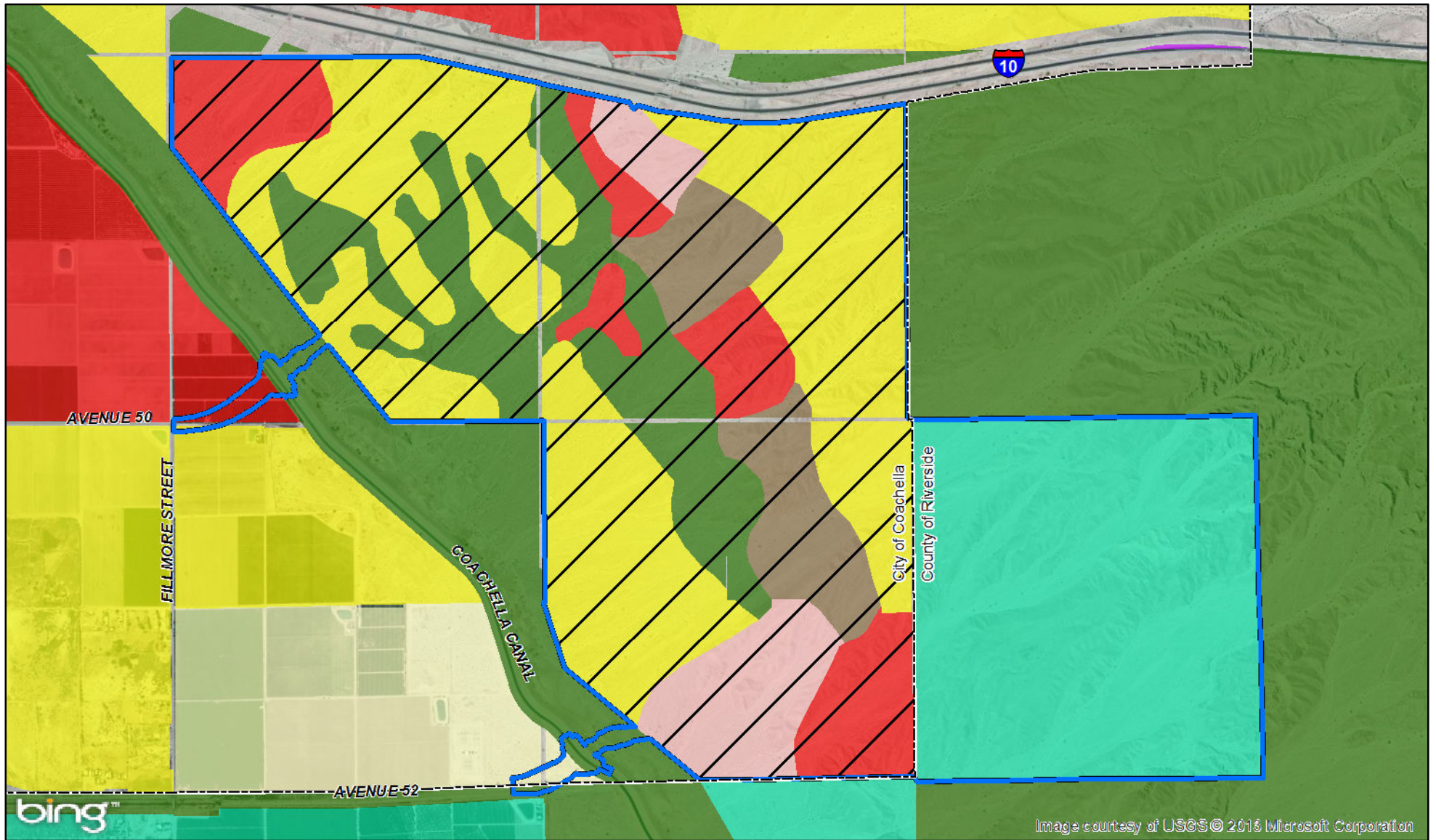
SOURCE: Bing (c. 2010); Southern California Association of Governments (2008)

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FIGURE 4.10.2

La Entrada Specific Plan
Existing Land Uses

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L S A

LEGEND

- | | |
|------------------------------|-----------------------------------|
| Project Location | RM, Medium Density Residential |
| AG, Agriculture | RL, Low Density Residential |
| CE, Entertainment Commercial | RVL, Very Low Density Residential |
| CG, General Commercial | T, Transportation |
| OS, Open Space | McNaughton Specific Plan Area |



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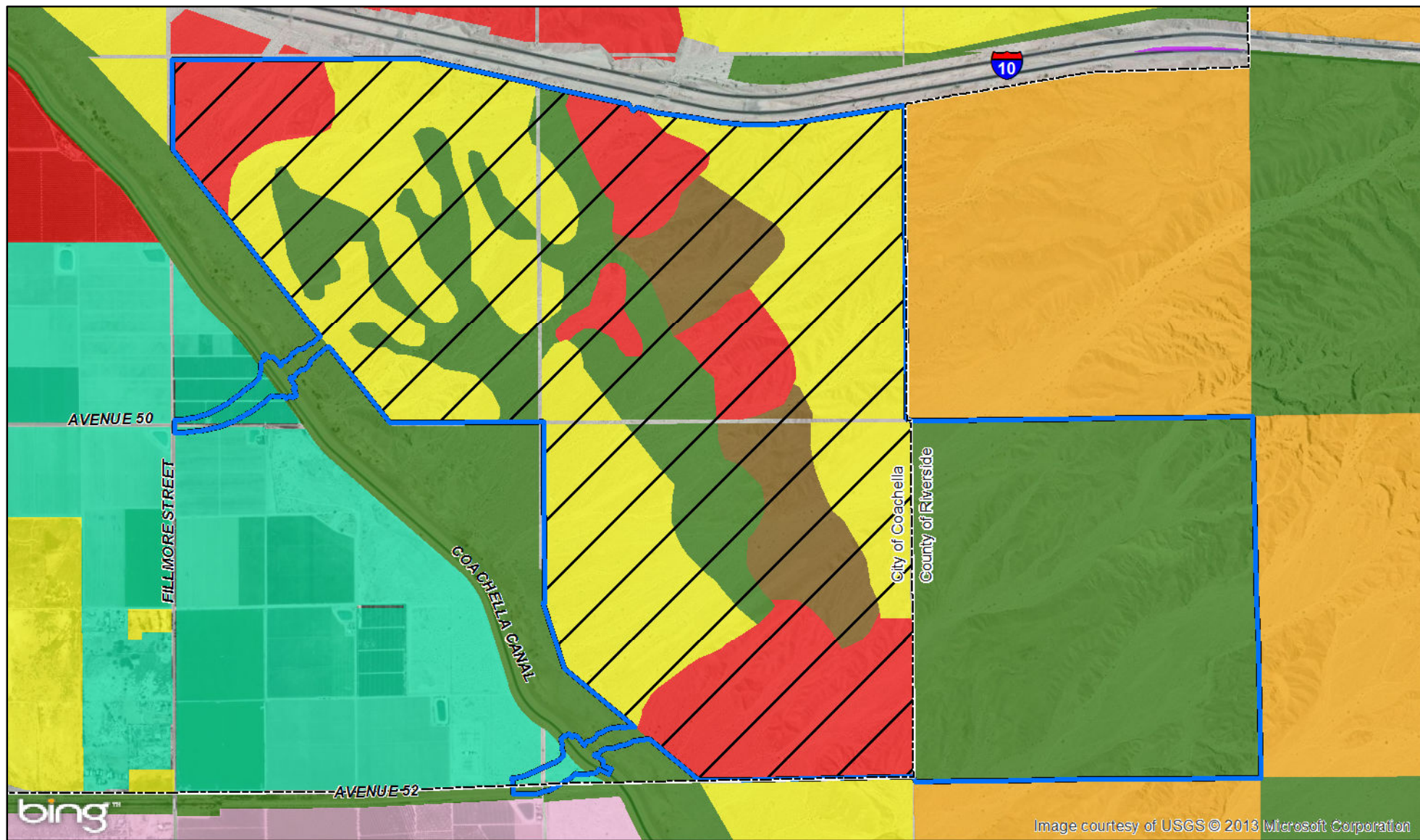
SOURCE: Bing (c. 2010); City of Coachella (2010); County of Riverside (2003)

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FIGURE 4.10.3

La Entrada Specific Plan
Existing General Plan Land Use Designations

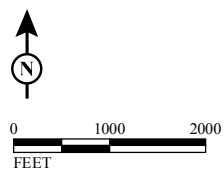
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L S A

LEGEND

- | | |
|----------------------------------|----------------------------------|
| Project Location | O-S, Open Space |
| A-T Agricultural Transition | R-M, Residential Multiple Family |
| A-2, Heavy Agricultural | R-S, Residential Single Family |
| C-G, General Commercial | T, Transportation |
| C-D, Controlled Development Area | McNaughton Specific Plan Area |



SOURCE: Bing (c. 2010); City of Coachella (2010); County of Riverside (2013)

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FIGURE 4.10.4

La Entrada Specific Plan
Existing Zoning Designations

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