

## 4.13 POPULATION AND HOUSING

### 4.13.1 Introduction

This section provides existing population, housing, and employment characteristics of the City of Coachella (City) and addresses the potential population and housing impacts associated with implementation of the proposed La Entrada Specific Plan (proposed project). Information within this chapter was largely derived from available data from the 2010 United States Bureau of the Census (U.S. Census Bureau) with population and housing forecast data compiled from the Coachella Valley Association of Governments (CVAG), the Southern California Association of Governments (SCAG), the State of California Department of Finance (DOF), and the City.

### 4.13.2 Methodology

The impacts from implementation of the proposed project are evaluated below to determine whether they would result in significant adverse impacts on the environment. Using demographic information provided by SCAG, DOF, the U.S. Census Bureau, the U.S. Department of Labor, and the City, this analysis compares existing population, employment, and housing characteristics, goals, and projections to the potential effects of the proposed project and evaluates the consistency with agency information and requirements. Socioeconomic data have four principal uses under the California Environmental Quality Act (CEQA):

- When a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project. In such cases, the environmental analysis must include a discussion of economic and social changes, but only in sufficient detail to illuminate the chain of cause and effect, with the focus of the analysis being on the physical changes occurring at the end of the process.
- If a proposed project's physical changes in turn cause social or economic changes, then the magnitude of the social or economic changes can be used to determine the significance of the physical changes.
- In determining the feasibility of the proposed measures to mitigate significant effects identified in an Environmental Impact Report (EIR), the lead agency must consider social, economic, and housing factors along with technical and environmental factors. If this information is not entered into the public record in some other manner, it can be included in an EIR.
- CEQA allows economic or social information to be included in an EIR or another form. Such information can be related directly to the uses described in the previous three bullet points.

The impact discussion focuses on the direct growth in population and housing associated with the proposed project. The proposed project's potential to induce population growth is also assessed in terms of the creation of new employment opportunities and an evaluation of potential impacts to the City's job-to-housing ratio. The purpose of this chapter is to provide a general understanding regarding how implementation of the proposed project could affect population growth and housing

demand. While these impacts would not cause a direct physical change to the environment, it is important to understand the proposed project’s effect on population and housing for the following reasons:

- Population growth generated by the proposed project could create indirect impacts, such as increased traffic, air quality, noise, and increased demand for public services. CEQA requires the evaluation of indirect impacts. These impacts are discussed in the respective sections of this EIR relating to those issues.
- Understanding the impacts to population and housing from implementing the proposed project will help assess the adequacy of the policies intended to provide a balance between employment growth and the availability of housing to meet the needs of current and future workers.
- Understanding the impacts to housing demand from implementing the proposed project will help assess the adequacy of local policies intended to provide additional affordable housing for low- and moderate-income households.

#### 4.13.3 Existing Environmental Setting

The project site consists of approximately 2,200 acres (ac), of which approximately 1,612 ac are in the City of Coachella, and 588 ac are in the unincorporated area of the County of Riverside (County), but within the City’s Sphere of Influence (SOI). In its existing condition, the project site is vacant and contains no housing.

**Growth Trends.** Table 4.13.A identifies historical and projected population growth in the City between 2008 and 2035, compiled from SCAG’s *Regional Transportation Plan (RTP) 2012–2035 Sustainable Communities Strategy* (adopted April 2012).

**Table 4.13.A: Population, Housing, and Employment Forecasts**

	2008	2020	2035
<b>Population</b>			
City of Coachella	38,200	70,200	128,700
Riverside County	2,128,000	2,592,000	3,324,000
SCAG Region	17,895,000	19,663,000	22,091,000
<b>Housing Units</b>			
City of Coachella	8,600	17,300	34,000
Riverside County	679,000	834,000	1,092,000
SCAG Region	5,814,000	6,458,000	7,325,000
<b>Employment</b>			
City of Coachella	6,400	12,800	27,900
Riverside County	664,000	939,000	1,243,000
SCAG Region	7,738,000	8,414,000	9,441,000

Source: *Growth Forecast Appendix, Regional Transportation Plan 2012–2035 Sustainable Communities Strategy*, SCAG, adopted April 2012.

SCAG = Southern California Association of Governments

As identified in Table 4.13.A, the most recent growth projections adopted by SCAG in 2012 suggest that population growth in the City will dramatically increase in the next 20 years. The 2012 RTP projects that the City's population will increase by 84 percent between 2008 and 2020 and by 84 percent between 2020 and 2035. These growth patterns in the City can be attributed to the availability of land for residential development and an increase in people moving to the area from other counties or from regions outside the City. Similarly, the 2012 RTP forecasts that the population in the County and the SCAG region will increase by 22 percent and 10 percent between 2008 and 2020 and by 28 percent and 12 percent between 2020 and 2035, respectively.

As shown in Table 4.13.A, the 2012 RTP projects an increase in housing similar to the growth anticipated for population. The 2012 RTP projects that the City's housing stock will increase by 101 percent between 2008 and 2020 and by 97 percent between 2020 and 2035. Similarly, the 2012 RTP forecasts that the County and SCAG region housing stock will increase by 23 percent and 11 percent between 2008 and 2020 and by 31 percent and 13 percent between 2020 and 2035, respectively.

Based on the data and forecasts identified in Table 4.13.A, the 2012 RTP projects that between 2008 and 2020, employment in the City is expected to increase 100 percent. Similarly, employment in the County and SCAG region is also expected to increase by 41 percent and 9 percent, respectively over the same time period. However, the majority of growth in employment in the City is projected to occur between 2020 and 2035 with an anticipated increase of 118 percent over that period. Employment in the County and SCAG region are also expected to increase by 32 percent and 12 percent between 2020 and 2035, respectively.

#### **4.13.4 Regulatory Setting**

**Federal Policies and Regulations.** There are no federal policies or regulations pertaining to population and housing applicable to the proposed project.

#### **State Policies and Regulations.**

**Regional Housing Needs Assessment (RHNA).** Local jurisdictions are required by State law (Government Code Section 65580 et seq.) to plan for their fair share of projected housing construction needs in their region. The State Department of Housing and Community Development (HCD) sets housing unit construction goals and allocates these goals to cities through regional planning agencies such as SCAG. The RHNA is not a mandate to construct the full number of housing units assigned a region; rather, the RHNA allocation process establishes short-term construction needs and the fair distribution of housing needs among income groups. The housing construction "targets" identified in the RHNA obligate jurisdictions to take steps to (1) provide an adequate amount of residential land to accommodate RHNA housing needs; (2) maintain a Zoning Ordinance that is permissive enough to allow the development of a variety of housing to meet the special needs of the population; (3) focus housing resources to meet the needs of very-low and low-income housing needs; and (4) exercise authority to remove barriers or legal constraints to the construction of affordable housing.<sup>1</sup>

<sup>1</sup> *California Housing Element Manual – 2nd Edition, Law, Advocacy, and Litigation*, California Affordable Housing Law Project of The Public Interest Law Project, January 2009.

Each jurisdiction’s future housing need is calculated in terms of four factors: (1) the number of units needed to accommodate forecasted global household growth; (2) the number of units needed to replace residential units lost due to attrition (i.e., fire damage, obsolescence, redevelopment, and conversion to nonhousing uses); (3) maintenance of an ideal vacancy rate for a well-functioning housing market; and (4) an adjustment to avoid an overconcentration of lower-income households in any one jurisdiction.

The City of Coachella’s assigned allocation for new housing during the 2014–2021 planning period is 6,771 units.<sup>1</sup> The RHNA target number was based on projected household growth and the resultant need for construction of additional housing units allocated over the 7-year planning period (2014–2021). Table 4.13.B provides a summary of units needed for various income groups.

**Table 4.13.B: 2014–2021 City of Coachella RHNA Allocations**

Income Level	Number of Units	Percent of Total RHNA Units
Very Low Income	1,555	23.0
Low Income	1,059	15.6
Moderate Income	1,212	17.9
Above Moderate Income	2,945	43.5
<b>Total</b>	<b>6,771</b>	<b>100.0</b>

Source: *5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014–10/1/2021*, Southern California Association of Governments, August 2012.  
 RHNA = Regional Housing Needs Assessment

As of 2008, the City had issued 48 permits for Very Low Income Units, 160 permits for Low Income Units, and 711 permits for Above Moderate Income Units. A total of 4,814 units are still required to meet the City’s 2008–2014 RHNA target.

As noted below, California State law requires local jurisdictions to update their General Plan Housing Element every 5 years due to the fact that housing needs are recognized as a statewide concern. Pursuant to State law, the Housing Element must identify the City’s housing needs, sites that can accommodate those needs, and policies to assure that the housing units necessary to meet those needs can be provided. Although the 5th Cycle RHNA allocation numbers have been released for 2014–2021, the City has yet to update the Housing Element, which would cover the 2014–2021 period. The most recent Housing Element for the 2008–2014 period was approved on September 14, 2009, by the City. As noted in the State’s review of the City’s 2008–2014 Housing Element, “the element now identified adequate sites to accommodate the City’s regional housing need for lower-income households demonstrated by Program 5.7 to rezone 95 acres to a new R-3 district with allowable densities of 30 units per acre.” In addition, revisions to the City’s programs will enhance its ability to encourage and facilitate development of housing to meet its regional share of housing need for all income levels and assist in the development of housing affordable to lower-income households. As a result, the revised Housing Element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are

<sup>1</sup> *5th Cycle Regional Housing Needs Assessment Final Allocation Plan, 1/1/2014–10/1/2021*, Southern California Association of Governments, August 2012.

adopted and submitted to the HCD Department, pursuant to Government Code Section 65585(g).<sup>1</sup> Based on this information, the currently approved Housing Element has demonstrated that the units listed above for the 2008–2014 period can be accommodated in the City of Coachella during the RNHA cycle.

### **Regional Policies and Regulations.**

**Southern California Association of Governments Growth Projections.** SCAG growth projections are used by SCAG’s Modeling Section to forecast travel demand and air quality impacts for planning activities such as the RTP, the Air Quality Management Plan (AQMP), the Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan.

SCAG’s Forecasting Section is responsible for producing socioeconomic projections and developing, refining, and maintaining the SCAG’s regional and small area forecasting models. Using the base year socioeconomic forecasts, the Forecasting Section develops future forecasts in 5-year intervals. The Forecasting Section works closely with the Plans and Programs Technical Advisory Committee, the DOF, subregions, local jurisdictions, the public, and other major stakeholders.

### **Local and Regional Plans and Policies.**

**City of Coachella General Plan Housing Element.** As noted earlier, California State law requires local jurisdictions to update their General Plan Housing Element every 5 years due to the fact that housing needs are recognized as a statewide concern. The Housing Element is the only element of a General Plan that is subject to approval by the State. Pursuant to State law, the Housing Element must identify the City’s housing needs, sites that can accommodate these needs, and policies to assure that the housing units necessary to meet these needs can be provided. The main goal of the Housing Element is to provide housing opportunities for all income groups.

On September 14, 2009, the City approved the 2008–2014 Housing Element. The Housing Element serves as a guide for meeting the City’s housing and growth challenges. The Housing Element identifies housing conditions and needs and reiterates goals, objectives, and policies that embody the City’s housing and growth strategy. The following goals, objectives, and policies in the City’s Housing Element are applicable to the proposed project:

**Goal:** Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.

**Goal:** Achieve balanced growth in the City by designating suitable sites for residential development.

**Goal:** Reduce residential energy usage within the City and thereby reduce overall housing costs.

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<sup>1</sup> *Review of the City of Coachella’s Adopted Housing Element*, Department of Housing and Community Development, Division of Housing Policy Development, State of California – Business, Transportation, and Housing Agency, letter dated July 9, 2009.

**Goal:** Promote and support equal housing opportunity for all residents of the City regardless of race, religion, marital status, age, sex, nationality, physical disabilities, family size, source of income, or other arbitrary factor.

**Goal:** Facilitate the maintenance, improvement, and development of housing commensurate with local needs.

**Goal:** Support the provision of adequate housing to meet the needs of all economic segments of the community.

**Objective:** Housing Availability and Production

**Policy:** Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.

**Policy:** Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.

**Policy:** Promote and encourage the use of innovative construction techniques.

**Objective:** Opportunities for Energy Conservation

**Policy:** Encourage the use of energy conserving techniques in the siting and design of new housing.

**Policy:** Actively enforce all state energy conservation requirements for new residential construction.

**Objective:** Equal Housing Opportunity.

**Policy:** Advocate equal housing opportunity for all residents.

**Policy:** Encourage the development of housing to meet the needs of elderly, large family, and female-headed households.

**Policy:** Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

**Policy:** Continue practice of expeditious processing of residential development proposals and permits.

#### 4.13.5 Project Design Features

As summarized in Chapter 3.0, Project Description, the proposed Specific Plan includes components that are referred to as Project Design Features. There are no primary Project Design Features related to population and housing.

#### 4.13.6 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 population, housing, and employment if it would:

- Threshold 4.13.1** 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);
- Threshold 4.13.2** Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Threshold 4.13.3** Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

#### 4.13.7 Project Impacts

- Threshold 4.13.1** **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)**

**Significant Adverse Impact.** The *CEQA Guidelines* identify a project as growth-inducing if it would foster economic or population growth or the construction of additional housing either directly or indirectly, in the surrounding environment (*CEQA Guidelines* Section 15126.2(d)). New employees of commercial or industrial development and new population from residential development represent direct forms of growth. These direct forms of growth can have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Direct employment impacts reflect the initial or first-round increases in jobs and wages that result from the creation of on-site jobs. Indirect impacts occurring as a consequence of the direct impacts, elsewhere within the project area, may result from the production of goods and services required to support the proposed on-site uses, and/or the production of goods and services required to meet consumer demand generated by wages paid to new employees.

A project could also indirectly induce growth by reducing or removing barriers to growth or by creating a condition that attracts additional population or new economic activity. According to *CEQA Guidelines* Section 15126.2(d), "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment." Typically, the growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently

permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public utilities, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

As previously noted, the City's population has grown steadily over the past decades. As identified in Table 4.13.A, SCAG population projections estimate the City's population will reach nearly 70,200 persons by 2020 and nearly 128,700 persons by 2035. As previously identified in Table 3.A (La Entrada Specific Plan Land Use Summary), the proposed project could result in the development of up to 7,800 dwelling units. Utilizing the DOF factor of 4.61 people per household<sup>1</sup> and, assuming every resident was a new citizen of the City, these residential uses would result in a population increase in the City of up to 35,958 people.<sup>2</sup>

As noted in Chapter 3.0 in this EIR, in 1989, the City approved the McNaughton Specific Plan, which proposed the construction of 8,000 dwelling units on a portion of the La Entrada Specific Plan site (the 1,877 ac within the City of Coachella). As part of the approval process for the McNaughton Specific Plan, the General Plan and zoning designations were amended to reflect the anticipated development of that specific plan, including the associated increase in City residents that would be generated from the McNaughton Specific Plan. As noted in Table 4.13.A, the City's population in 2008 was 38,200 residents and is expected to increase to 70,200 residents by 2020. Although the La Entrada Specific Plan could result in a population increase of up to 35,958 people, this increase in population (as identified in Table 4.13.A) is accounted for in both SCAG and City projections and would occur over the approximately 30 years to build out the project. Since the future urban land uses associated with the prior McNaughton Specific Plan were provided to the SCAG as part of the RTP (which uses existing population assumptions made in approved General Plans and current City data) and included in future population growth forecasts, and because the La Entrada Specific Plan proposes fewer dwelling units, implementation of the proposed project would have a less than significant impact related to population growth as a greater increase in population (through the approval of the original McNaughton Specific Plan) has already been taken into account at the City and regional levels. Since the RNHA fair share allocation mirrors the development pattern of the RTP, a locality's integrated growth forecast input will largely determine housing planning responsibilities.

As previously noted, an additional 4,814 housing units are required to meet the City's 2008–2014 RNHA target. The existing 2008–2014 Housing Element was adopted as an amendment to the City's General Plan on September 14, 2009. The Housing Element contains policies designed to meet the housing needs of the City. State law requires that each jurisdiction evaluate its housing element every 5 years to determine its effectiveness in achieving City and State goals and objectives, and to adopt an Updated Housing Element that reflects the results of this evaluation. The Housing Element contains a detailed program to assure the adequate provision of housing opportunities for all economic segments of the City. Furthermore, the California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. Therefore, the Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses within the City.

<sup>1</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2013, with 2010 Benchmark*. Sacramento, California, May 2013.

<sup>2</sup> 4.61 people/household × 7,800 dwelling units = 35,958 people.



Implementation of the policies in the existing General Plan will achieve the housing goals outlined in the Housing Element. Subsequent amendments to the General Plan will be reviewed to ensure consistency is maintained between the proposed General Plan Amendments and the updated Housing Element. Future Housing Elements and implementation of its policies will ensure that adequate housing opportunities are provided to City residents. As identified in Section 4.10 (Land Use and Planning), the proposed project would be consistent with the designated General Plan land use designations and zoning. In addition, the 2008–2014 Housing Element demonstrates that the City can accommodate the construction of sufficient new housing equal to or in excess of the RHNA for the time period of the Housing Element cycle (2008–2014). Maintenance of such consistency, implementation of the proposed General Plan and Housing Element policies, and adherence to applicable City, Regional, and State regulations will reduce potential impacts associated with the provision of adequate housing opportunities with implementation of the proposed project to a less than significant level.

As previously stated, a project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with the increase in project population and thus reducing or removing the barriers to growth. This can occur in suburban or rural areas where population growth results in increased demand for service and commodity markets responding to the new population. This type of growth is, however, a regional phenomenon resulting from introduction of a major employment center or regionally significant housing project. Additional commercial uses may be drawn to the area by the increased number of residents in the area as a result of the project; however, it is expected that any such development associated with the proposed project would occur consistent with planned growth identified in the City’s General Plan.

The “jobs-to-housing ratio” measures the extent to which job opportunities in a given geographic area are sufficient to meet the employment needs of area residents. Because most residents of the region are employed somewhere in the region, the standard used for comparison is the jobs-to-housing ratio of the southern California region. A sub-area of the region with a jobs-to-housing ratio lower than the overall standard would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside that sub-area. The projected 2020 jobs-to-housing ratio for the City, subregion (Riverside County), and region (SCAG) are 0.74, 1.13, and 1.30, respectively (Table 4.13.C). As the projected 2020 jobs-to-housing ratio for the City is lower than both the subregional and regional ratio, the City is “jobs poor,” meaning more residents must commute outside the City for employment in 2020.

**Table 4.13.C: Projected Future Jobs-to-Housing Ratios**

<b>Geographic Area</b>	<b>2020 Jobs-to-Housing Ratio<sup>1</sup></b>	<b>2035 Jobs-to-Housing Ratio</b>
City of Coachella	0.74	0.82
Riverside County	1.13	1.14
SCAG	1.30	1.29

<sup>1</sup> Using SCAG’s most recently adopted forecasts, the housing and employment estimates for 2020 are the closest to the year the project is anticipated to be open for which the SCAG provides information; therefore, the 2020 estimates are used to calculate the jobs-to-housing ratio.

SCAG = Southern California Association of Governments

The extent to which the new jobs created by a project are filled by existing residents is a factor that tends to reduce the growth-related effect of a project. The proposed project would create a number of construction jobs that would be temporary or seasonal and specific to the variety of construction activities. This workforce would include a variety of craftspeople, such as grading equipment operators, cement finishers, ironworks, welders, carpenters, electricians, painters, and laborers. These short-term positions are anticipated to be filled by workers who, for the most part, reside in the project area (e.g., Coachella Valley area). Therefore, construction of the proposed project will not generate a permanent increase in population within the project area. The potential impacts associated with construction traffic are addressed in Section 4.16 in this EIR.

Implementation of the proposed project would create a number of permanent jobs associated with the retail and office uses. As identified in Table 4.13.D, the La Entrada Specific Plan proposes approximately 1,510,879 square feet (sf) of development spread out among the three villages resulting in the generation of up to 3,355 job opportunities.

**Table 4.13.D: La Entrada Anticipated Employment Opportunities**

Type of Use	Proposed SF	Employment Generation Factor <sup>1</sup>	Total Anticipated Employees
<b>Gateway Village</b>			
Commercial Retail	860,879	1 employee/500 sf of commercial retail use	1,722
Commercial Office	180,000	1 employee/300 sf of commercial office use	600
<b>Central Village</b>			
Commercial Retail	300,000	1 employee/500 sf of commercial retail use	600
Commercial Office	60,000	1 employee/300 sf of commercial office use	200
<b>Hillside Village</b>			
Commercial Retail	100,000	1 employee/500 sf of commercial retail use	200
Commercial Office	10,000	1 employee/300 sf of commercial office use	33
<b>Total</b>	<b>1,510,879</b>	<b>--</b>	<b>3,355 employees</b>

Source: *Draft La Entrada Specific Plan*, RBF Consulting, April 2013, and *Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology*, County of Riverside General Plan, 2008.

<sup>1</sup> Employment Generation Factors are based on the County of Riverside General Plan factors as the City of Coachella does not have City-specific employment generation factors.  
 sf = square feet

The new employment opportunities resulting from development of the proposed uses would maintain the City’s current jobs-to-housing ratio by providing jobs to local residents. While the place of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the City’s projected jobs-to-housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the City or project area; therefore, no significant increase in population of the City would result from the development or operation of the proposed on-site uses.

As previously identified, the proposed project would potentially result in a population increase of 35,958 persons within the City. This potential population growth would not induce growth beyond the level of growth the City is anticipating with respect to utilities and infrastructure. However, as

described in Public Services and Utilities (Section 4.14), the projected population growth associated with the proposed project at build out would exceed the existing capacity at the City's wastewater treatment plant (WWTP). However, based on the sewer study conducted for the proposed project, the expansion of the City's WWTP is possible and foreseeable in the near future due to development growth. Capacity improvements to the WWTP would be separate from the proposed Specific Plan and would require separate environmental evaluation at the time the improvements are proposed by the Coachella Sanitary District (CSD). As a result, Phase 5 of the Specific Plan would result in a significant unavoidable adverse impact related to the demand for wastewater treatment, until such time improvements to the WWTP are implemented by the CSD. Refer to Section 4.14 for additional discussion regarding the WWTP and the City's updated Sewer Master Plan.

A combination of funding sources is utilized for the construction of public infrastructure features such as sewer facilities. Typically, project proponents install internal facilities within the project site. For sewer facilities that are affected by the proposed project, a fair-share amount is typically contributed by the project proponent to the City's sewer program, usually in form of a Development Impact Fee (DIF). In the City, a sewer fee is assessed for urban development. This sewer fee is necessary for construction of incremental expansions of the sewage system including the WWTP to mitigate the impact of individual projects on the existing system. Funds received as part of a citywide development mitigation program can be spent on any sewer infrastructure projects within the city's jurisdiction that have been listed in the city's program documentation (e.g., a Capital Improvement Plan). The timing of the improvements is established through the City's Engineering Department to ensure that construction and needed improvements occur prior to or concurrent with the time at which the identified sewer facility, sewer mainline, or WWTP is forecast to exceed existing capacity.

Although the project site is vacant, surrounding roadway facilities (Avenues 50 and 52) contain the necessary public utilities (water, recycled water, sewer, storm drainage, electrical, natural gas, and transportation services) to support the project. The proposed project would include the extension of public utilities to a previously unserved site, including new water, sanitary sewer, and storm water services. The extension of these services and roadway improvements would serve to remove an existing obstacle to growth in the Specific Plan area. The impact of the removal of these obstacles to growth is considered less than significant because the proposed Specific Plan was identified and planned for development under the General Plan, and planned infrastructure improvements would not be oversized to serve additional growth beyond that described in the Specific Plan. In the absence of a significant impact, no mitigation is required.

**Threshold 4.13.2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere**

**No Impact.** The proposed project site is currently vacant and undeveloped. In addition, the project site has not been historically utilized for residential uses, and no residential structures are currently located within the project limits. As noted in Chapter 3.0, the proposed project would also require the extension of the existing roadway network in the project vicinity to provide site access; specifically, Avenues 50 and 52 are required for site access and to support the proposed project's street network. For the Avenue 52 roadway extension, the proposed roadway alignment would traverse vacant land that does not contain any residential structures. The proposed extension of Avenue 50 across the Coachella Branch of the All American Canal would go through an existing vineyard. As such, the proposed extension of Avenue 50 would not result in the removal of any residential structures.

The construction and operation of the proposed on-site uses and the extensions of Avenues 50 and 52 would not displace existing housing or residents or require the construction of replacement housing elsewhere in the City. In the absence of any residential displacement or a substantial change in the availability of residential units, no significant impact related to this issue would occur. No mitigation is required.

**Threshold 4.13.3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere**

**No Impact.** As previously noted, the construction and operation of the proposed on-site uses and the extension of Avenues 50 and 52 would not displace existing housing or residents or require the construction of replacement housing elsewhere in the City. Therefore, implementation of the proposed project would not result in the displacement of substantial numbers of people, and no mitigation is necessary.

**4.13.8 Cumulative Impacts**

As defined in the *CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for population and housing. The cumulative study area used to assess potential cumulative population and housing impacts includes the City of Coachella and the County of Riverside because employees at the proposed project site may live outside the City's jurisdictional boundaries.

As shown in Table 4.13.A, SCAG projects the City population to increase to 128,700 persons by 2035. Similarly, SCAG projects City employment to increase to 27,900 jobs by 2035 and the County employment to increase to 1,243,000 jobs by 2035. As discussed previously, the proposed project would potentially increase employment in the City by 3,355 employees and its population by 35,958 people. The project includes development of a variety of uses including residential, commercial, and office uses. Commercial and office uses are typically developed to provide a sound and diversified economic base and ample employment opportunities for the citizens of Coachella. The proposed project together with other commercial and residential developments within the City will serve an existing demand for employment, while also meeting the cumulative demand of employment that will result from the City's projected future population. These increases for population, housing, and employment would be within the total projected growth forecasts for 2035. In addition, implementation of the proposed project would be consistent with the City's vision of the project site because the existing General Plan designation for the site is "Specific Plan." Implementation of the proposed project would not result in a cumulatively significant population or housing impact and the proposed Specific Plan land uses would not significantly induce growth in areas where growth was not previously anticipated.

**4.13.9 Mitigation Measures**

With the exception of the significant unavoidable adverse impact related to demand for wastewater treatment at the WWTP for Phase 5, no significant impacts related to population and housing were

identified. No mitigation for the impact related to wastewater treatment is included in the proposed Specific Plan. Any capacity improvements at the WWTP would be the responsibility of the CSD although any such improvements could be financed, in part, with the required sewer connection fees for the proposed Specific Plan. No mitigation is required for other potential impacts related to population and housing.

#### **4.13.10 Significant Unavoidable Adverse Impacts**

With the exception of the significant unavoidable adverse impact related to demand for wastewater treatment at the WWTP for Phase 5, the proposed La Entrada Project would not result in any significant adverse impacts related to population or employment growth.

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