4.14 PUBLIC SERVICES AND UTILITIES

4.14.1 Introduction

The following section provides an analysis of public services, utilities, and service systems for the La Entrada Specific Plan (proposed project). Existing condition information in this section is based on information presented in the La Entrada Specific Plan (April 2013). Specific references are identified within the subsection for each respective issue. This section addresses the following utility and public service systems (the service providers are noted in parentheses):

- Fire Protection (Riverside County Fire Department [RCFD])
- Law Enforcement (Riverside County's Sheriff's Department [RCSD])
- Public Schools (Coachella Valley Unified School District [CVUSD])
- Public Libraries (Riverside County Library System [RCL])
- Public Transportation (Sunline Transit Agency)
- Cable Television and Telephone (Time Warner Cable and Verizon Communications [Verizon])
- Solid Waste (Burrtec Waste Industries and Western Waste Industries)
- Wastewater (Coachella Sanitary District [CSD], Valley Sanitary District [VSD], Thermal Sanitary District [TSD])
- Electricity (Imperial Irrigation District [IID])
- Natural Gas (Southern California Gas Company [SCG])

4.14.2 Methodology

The impact analysis presented in this section is based on information related to public services, utilities, and service systems contained in the La Entrada Specific Plan. The discussion focuses on current levels of service provided to the project area and information on possible constraints or impacts to the facilities and/or services at project build out.

4.14.3 Existing Environmental Setting

Fire Protection. The Coachella Fire Department is served through a contract with the RCFD and is responsible for providing fire protection, rescue, pre-hospital emergency medical care, hazardous material response, and fire prevention education. The Fire Prevention Division works in conjunction with the City of Coachella (City) Planning, Public Works, and Building Departments to ensure that all new construction and remodels are built in compliance with local and State building and fire codes, including the provision of adequate emergency access and on-site fire protection measures.

There are 94 fire stations strategically located throughout the County of Riverside (County) to provide prompt assistance to area residents. The City has two fire stations, Stations 39 and 79, which currently serve the incorporated portions of the City. The RCFD currently employs 1,145 career firefighters, 240 administrative support professionals, and 280 reserve firefighters. The RCFD service area is divided into the following 11 divisions: Bautista, East Desert, Forester, Moreno Valley, Norwest, Oak Glen, Southwest, Temecula, West Desert, Support Services, and Staff Services. In addition, the Emergency Medical Services (EMS) Bureau is responsible for ensuring that EMS services are provided by the RCFD at all times and meet and exceed standards of care and all applicable laws and protocols.

The RCFD also handles incidents associated with hazardous materials. The RCFD maintains two hazardous materials teams near the communities of Winchester and North Bermuda Dunes. These teams respond to countywide reports of hazardous materials discharge, including explosives, poisons, environmentally destructive elements, and weapons of destruction.

Station 79 is located at 1377 6th Street, approximately 4 miles (mi) west of the project site. This station is staffed by 18 full-time career personnel, 10 volunteer firefighters, and 10 Explorer cadets. Equipment at this station includes two paramedic assessment engines with three firefighters. Response times to emergency calls within the City average 3.5 minutes or less approximately 85 percent of the time.[1]

Law Enforcement. The Coachella Police Department (CPD) is served though a contract with the RCSD. The CPD services are divided into multiple divisions, including support services, patrol/traffic, and investigations. The CPD station is located at 86625 Airport Boulevard in the community of Thermal. This station serves the eastern half of the Coachella Valley, including the Cities of Coachella and La Quinta, and the Southern Coachella Valley Community Services District (serving the communities of Thermal, Oasis, Mecca, and Vista Santa Rosa), as well as other unincorporated areas. The Thermal Police Station provides first responder services, police services, emergency response, mutual aid coordination services, criminal law enforcement, court services, and coroner and public administrator services.

The RCSD recommends a service level of 1.2 staff per 1,000 residents; however, the City of Coachella General Plan Infrastructure and Public Services Element (1996) requires a higher level of staffing of 1.3 sworn officers per 1,000 residents. The CPD employs a total of 36 sworn officers and 2 nonsworn positions, for a total of 38 positions.[2] Of these 38 positions, 24 are dedicated to the patrol division with the remaining officers dedicated to special assignments, such as a School Resource Officer. In addition, the CPD also employs investigators, the Chief of Police, the Assistant Chief of Police, one sergeant, and multiple volunteers. With a population of approximately 41,648 residents, the ratio of sworn officers to residents is currently 0.9 or approximately 1 officer/1,000 residents. These current staffing levels do not meet the City's General Plan or the RCSD's recommendations of 1.2 and 1.3 staff per 1,000 residents, respectively.

1 City of Coachella, Fire Station Information, http://www.coachella.org/index.aspx?NID=202, accessed April 17, 2013.

2 City of Coachella, Police Department, Patrol, http://www.coachella.org/index.aspx?NID=104, accessed April 7, 2013.

In 2008, over 21,000 calls for service were responded to by the CPD, or approximately 57 calls for service daily in the City. In 2007, the average police response time for emergency calls was 6 minutes for Priority 1 calls (circumstances pose a clearly defined threat to human life or property) and 12 minutes for Priority 2 calls (circumstances are urgent, but not life threatening). The response time for nonemergency calls averaged approximately 22 minutes.[1] These calls include a variety of nonemergency calls, including parking violations and animal control calls. There are no current plans to increase staffing levels or to expand the CPD.

As previously stated, law enforcement services are provided to the City by the RCSD. In addition to the CPD, two primary sheriff's stations serve the City: the Indio Sheriff's Station and the Thermal Sheriff's Station and Aviation Center. These sheriff's stations supplement law enforcement facilities provided by the CPD. Due to its proximity to the project site (approximately 4 mi west of the project site), the Thermal Sheriff's Station would serve the project site. This station is located at 86625 Airport Boulevard, near the Jacqueline Cochran Regional Airport. This 77,000-square-foot (sf) facility houses the sheriff's headquarters for 161 deputies and staff, as well as 57 volunteers serving the Cities of Coachella and La Quinta and various unincorporated areas. This station includes a forensics laboratory, a fueling station for department vehicles, a 12,000 sf hanger, helipad, and aviation maintenance areas.[2]

Currently, 26 sworn positions and 5 non-sworn support staff provide police services within the City.[3] Based on a population of 42,591, the current staffing level equates to 0.61 sworn officers per 1,000 residents. As such, the current service level does not meet the RCSD's recommendation of 1.2 staff per 1,000 residents. In 2011, the RCSD handled over 1.6 million[4] calls for service countywide, or approximately 4,384 daily calls for service in the County.

In addition to law enforcement services provided by the CPD and RCSD, the California Highway Patrol (CHP) provides law enforcement services along Interstate 10 (I-10) in the vicinity of the project area.

Public Schools. The CVUSD serves the City, portions of the Cities of Indio and La Quinta, and the unincorporated communities of Thermal and Mecca. The CVUSD has approximately 1,700 full-time employees to serve approximately 17,000–18,000 students. The CVUSD has 14 elementary schools, 3 middle schools, 3 high schools, and 1 continuation school. Table 4.14.A lists the schools within the CVUSD that serve the City of Coachella. Valle Del Sol Elementary School is the closest school to the project site, located approximately 3 mi west of the site. In 2011–2012, Valle Del Sol Elementary had 691 students enrolled, which is 80 students over capacity. The closest middle school is Bobby Duke Middle School, approximately 3.75 mi west of the project site. During the 2011–2012 school year, this school had a total of 721 students enrolled, which is 313 students over capacity. The closest high school to the project site is Coachella Valley Union High School. Current enrollment at this school is 2,722 students, which is 197 students over capacity.

1 City of Coachella, General Plan Update EIR, Existing Conditions, Law Enforcement, http://cityofcoachellageneralplanupdate.weebly.com/existing-conditions.html, accessed April 17, 2013.
2 Riverside County, http://www.rivco4.org/web/news/articles/news_0153.html, accessed June 4, 2013.
3 The Thermal Sheriff's Station.
4 Riverside County Sheriff's Department, http://www.riversidesheriff.org/911/, accessed April 23, 2013.

Table 4.14.A: CVUSD Schools Serving the City of Coachella

School and Location	Grade	Enrollment	Capacity	Difference
Elementary School				
Cesar Chavez 49-601 Avenida De Oro Coachella, CA 92236	K-6	895	986	-91
Coral Mountain Academy 57-375 Van Buren Street Coachella, CA 92236	K-6	890	632	+258
Palm View 1390 Seventh Street Coachella, CA 922.36	K-6	668	610	+58
Peter Pendleton 84-750 Calle Rojo Coachella, CA 92236	K-6	715	781	-66
Valle del Sol 51-433 Education Way Coachella, CA 92236	K-6	691	611	+80
Valley View 85-270 Valley Road Coachella, CA 92236	K-6	770	854	-84
Middle School				
Bobby Duke 85-358 Bagdad Avenue Coachella, CA 92236	7-8	721	408	+313
Cahuilla Desert Academy 82-489 52nd Avenue Coachella, CA 92236	7-8	868	1,192	-324
High School				
Coachella Valley 83-800 Airport Boulevard Thermal, CA 92274	9-12	2,722	2,525	+197
CVUSD School Total		**18,286**	**17,642**	**+644**

Source: City of Coachella General Plan Update, http://cityofcoachellageneralplanupdate.weebly.com/existing-conditions.html, accessed May 21, 2013.
- = under capacity
+ = over capacity
CVUSD = Coachella Valley Unified School District

Public Libraries. The RCL provides library services to the City. RCL consists of 33 libraries and 2 bookmobiles serving the County. Residents may obtain a free RCL card and gain access to all library resources.

The only public library located within the City is the Coachella Library, located at 1538 Seventh Street. This library consists of a 3,000 sf building and holds approximately 28,300 materials. The branch is open from 10:00 a.m. to 6:00 p.m. on Mondays, Tuesdays, and Thursdays; 12:00 p.m. to 8:00 p.m. on Wednesdays; and 10:00 a.m. to 5:00 p.m. on Saturdays. The library is closed on Fridays and Sundays. The library also runs a free literacy program for English-speaking adults.

Public Transportation. The project site is within the Sunline Transit Agency bus service area. The Sunline Transit Agency currently operates two bus routes that serve the City. Route 90 serves the Cities of Indio and Coachella, and Route 91 serves the Cities of Indio and Coachella and the unincorporated Thermal and Oasis communities. Line 90 runs west of Highway 111 (State Route 111 [SR-111]) between Avenue 50, Avenue 53, Harrison Street, and Tyler Street. Line 91 runs along Harrison Street, Shady Lane, and Avenue 54, along Airport Boulevard where it crosses SR-111 and continues south along State Route 86 (SR-86) towards Avenue 62 in Mecca. The closest stop to the project site is currently at Airport Boulevard and Palm Street in Thermal, approximately 3 mi southwest of the site.

Telephone and Cable. As indicated in the Specific Plan, telephone service is primarily provided to the project site and surrounding areas by Verizon. Cable television service is primarily provided to the project site and surrounding areas by Time Warner Cable. Currently, Time Warner Cable provides cable television to the City, including the project area. Verizon currently operates copper and fiber optic facilities from its Coachella Central Office in the City. Verizon also provides high speed fiber optic communications and internet services to residences and businesses throughout southern California, including to the City.

Solid Waste. Western Waste Industries provides solid waste and recycling services to residents and businesses within the City. Solid waste is taken to the Coachella Valley Transfer Station, located on Landfill Road in the unincorporated area of the County. Although the County is the permitted owner of the facility, a Joint Power Authority between the City of Coachella and the City of Indio acts as the permitted owner of the transfer station. However, Burrtec Waste Industries is the practical owner and operator of the Coachella Valley Transfer Station.

The Coachella Valley Transfer Station is a 14-acre (ac) facility that accepts mixed municipal waste, recycling, construction and demolition waste, and green waste. The facility sorts this waste and then transfers it for disposal. As of 2009, the facility was processing an average of 700 tons of waste per day (tpd), with a maximum capacity of 1,100 tpd. The diversion rate (percentage of waste materials diverted from landfill disposal or incineration to be recycled, composted, or reused) for this facility is approximately 3–5 percent.[1] It is anticipated that solid waste disposal to service the Specific Plan land uses on the project site would be provided by Burrtec Waste Industries with the municipal waste transported to the Coachella Valley Transfer Station for sorting.

[1] Riverside County Nondisposal Facility Element (April 2009). http://www.rivcowm.org/opencms/ab939/pdf/88439-RC-NDFE-Draft.pdf, accessed April 18, 2013.

Once solid waste has been sorted at the Coachella Valley Transfer Station, it is typically disposed of at one of the two landfills that serve the City: (1) Badlands Sanitary Landfill, or (2) the Lamb Canyon Sanitary Landfill.

According to the California Department of Resources Recycling and Recovery (CalRecycle), the Badlands Sanitary Landfill is currently permitted to process 4,000 tons of solid waste per day. As of 2012, the estimated remaining capacity for this landfill was 14,730,025 cubic yards (cy). The existing landfill encompasses 1,168 ac, of which 150 ac are permitted for refuse disposal and 96 ac are designated for existing and planned support facilities. The Lamb Canyon Sanitary Landfill is permitted to receive 3,000 tons of solid waste per day. As of 2005, the estimated remaining capacity of the Lamb Canyon Sanitary Landfill was 20,908,171 cy. The Lamb Canyon Landfill includes approximately 1,189 ac, of which 581 ac encompass the current landfill permit area. Of the current landfill permit area, approximately 145 ac are permitted for waste disposal. Based on the permitted daily capacity, the estimated closure dates for the Badlands and Lamb Canyon Sanitary Landfills are 2024 and 2021, respectively.[1] In addition, based on the proportion of acres currently permitted to accommodate solid waste compared to the total acreage of both the Badlands and the Lamb Canyon landfills, there is substantial potential for the future expansion of both landfills.[2]

Wastewater. Several agencies provide sewer service in and near the City of Coachella including the CSD, the VSD within the incorporated area, the Coachella Valley Water District (CVWD), and the TSD in the unincorporated area. The primary sewer provider within the incorporated City is the CSD with the Coachella City Council acting as its Board of Directors. The City's wastewater collection system includes approximately 64 mi of gravity sewer and force mains varying in size from 4 to 24 inches in diameter. All the sewer flows generated within CSD's service area are conveyed by CSD's collection facilities to the City's Wastewater Treatment Plant (WWTP). The WWTP is an existing 30 ac domestic wastewater treatment facility located near Avenue 54 and Polk Street. Recently upgraded by the City, this wastewater treatment facility has an existing treatment capacity of approximately 4.9 million gallons per day (mgd) with an average daily flow of 2.9 mgd.[3] The WWTP currently operates two independent treatment processes. The first (and oldest plant) consists of two circular activated sludge treatment tanks, and the second is an aeration pond system.

As part of the existing sewer infrastructure system, the CSD operates the High School Lift Station [4] on the Coachella Valley High School campus at Van Buren Street and Airport Boulevard. This station handles wastewater generated by Coachella Valley High School and Westside Elementary School and currently has an average flow of 4,000 gallons per minute (gpm).[5] The CSD also provides domestic treatment capacity to the TSD, which is collected at a lift station and delivered by force main from

1 CalRecycle, Facility Directory, http://www.calrecycle.ca.gov/SWFacilities/Directory/, accessed May 13, 2013.

2 Email correspondence with Sungkey Ma at the Riverside County Waste Management District, June 21, 2013.

3 *Technical Memorandum La Entrada Wastewater Study*, RBF Consulting, June 2013.

4 In instances where topography does not allow for gravity sewer flows, a lift station is used. A lift station is a sewer infrastructure component that moves the wastewater up and over topography to allow for wastewater to reach a gravity line for eventual flow to a wastewater treatment facility.

5 *La Entrada Wastewater Study*, op. cit.

TSD to the WWTP. Except for Thermal, sewer service to all unincorporated areas is handled by the CVWD.

In addition to the City's WWTP and lift stations, the CSD operates an Agricultural Wash Water Treatment Facility with a peak processing capacity of 175,000 gallons per day (gpd). This facility is located on the south side of Avenue 52, immediately west of the Whitewater Channel, and is an unmanned facility surrounded by vacant land. The CSD operates this 12 ac site primarily to manage the flows from several agricultural processing facilities including Sun Date, Great Date, and the Sun World Processing Plants. Wastewater conveyed to this facility by diversion pipelines is processed by means of furrow irrigation pasture.

The closest existing sewer system component to the project site is a 24-inch gravity trunk main located along Polk Street between Avenues 50 and 52. This gravity main currently transfers wastewater flows to a lift system near the intersection of Polk Street and SR-86 and then forces flows to another gravity system before reaching the City's WWTP.

The City collects Development Impact Fees for water and wastewater facilities as part of the water and sewer collection fees for new development in the City. The current connection fees are provided in Table 4.14.B.

Table 4.14.B: City Water and Sewer Connection Fees

Land Use	Connection Fees
Water Connection Fees	
Single-family and multifamily	$3,553.87 per DU
Commercial	For less than 10,000 sf = $10,128.53
	For over 10,000 sf = floor area divided by 10,000 sf (modified floor area) multiplied by 2.85 (EDUs) multiplied by $3,553.867
Sewer Connection Fees	
Single-family and multifamily	$3,899.00 per DU
Commercial	Calculated based on BODs and land use characteristics

Source: City of Coachella (July 3, 2013).
BODs = Biological Oxygen Demand
DU = dwelling unit
EDUs = Equivalent Dwelling Unit
sf = square feet

The City is currently updating its Sewer Master Plan, based on build-out of the General Plan for a forecast year of 2035 and an estimated population in the City of 120,000 people. The updated plan is expected to be completed in December 2013 and is anticipated to be considered by the City Council in early 2014. It is expected that the updated Sewer Master Plan will include modifications and upgrades to the WWTP to increase the capacity of that facility.

Storm Water. The CVWD's regional storm water conveyance system consists of the 50 mi long Whitewater River/Coachella Valley Storm Water Channel and associated tributary storm water facilities.

The project site contains seven alluvial drainages that trend in a southwest direction and terminate at the East Side Dike at the Coachella Canal at the southwestern boundary of the project site. Refer to Figure 3.10, Conceptual Drainage Plan, in Chapter 3.0, Project Description, for a conceptual graphic depicting the alluvial drainages on the project site. These drainages convey storm water from an area north of I-10 through the project site and ultimately convey the storm water to the Whitewater River.

Electricity. The project site is within the service territory of the IID's Energy Division. IID provides electric service to the area around the project via a 92 kilovolt (kV) subtransmission and 13 kV distribution systems. Currently, IID is the third largest public power provider in the State, providing service to 145,000 customers in the Counties of Imperial, Riverside, and San Diego. In addition, IID provides more than 3,218,000 megawatt (MW) of energy to portions of the Imperial Valley and parts of Riverside and San Diego Counties.[1]

Currently, IID has 92 kV and 13 kV overhead pole lines on the project site near Avenue 52. IID also has a 230 kV/92 kV transmission substation, the Coachella Valley Substation, west of the project site along Avenue 52. IID runs existing 230 kV and 92 kV transmission lines in and out of the Coachella Substation. Refer to Figure 4.14.2 for the approximate locations of the existing IID facilities.

Natural Gas. The project site is within the service territory of SCG. SCG is the largest natural gas distribution utility in the nation, serving approximately 20.9 million consumers through 5.8 million gas meters in over 500 communities. The service area for SCG consists of over 20,000 square miles throughout central and southern California.[2] Of the current total 134 billion cubic feet (cf) of storage capacity for southern California, 81 billion cf are allocated by SCG to residential, small industrial, and commercial customers. In an effort to ensure that natural gas is always available to its customers, SCG employs the use of four underground storage tanks. These facilities help balance the energy supply and demand.

SCG operates a gas distribution facility west of the project site in the City. North of the project site and I-10, SCG operates two high-pressure transmission lines. Approximately 6 mi east of the project site, the existing transmission gas mains connect SCG's compressor station in Moreno Valley with SCG's monitoring station.

4.14.4 Regulatory Setting

Federal Policies and Regulations. There are no federal policies or regulations applicable to public services, utilities, and service systems for the proposed project.

1 California Electric Utility Service Areas, http://www.energy.ca.gov/maps/serviceareas/Electric_Service_Areas_Detail.pdf, accessed June 26, 2013.

2 Southern California Gas Company, Company Profile, http://www.socalgas.com/about-us/company-info.shtml, accessed April 18, 2013.

State Policies and Regulations.

California Integrated Water Management Act of 1989. The California Integrated Waste Management Act of 1989 (Public Resource Code [PRC] Division 30), enacted through Assembly Bill (AB) 939 and modified by subsequent legislation, required all California cities and counties to implement programs to reduce, recycle, and compost at least 50 percent of wastes by 2000 (PRC Section 41780). The State determines compliance with this mandate to divert 50 percent of generated waste (which includes both disposed and diverted waste) through a complex formula. This formula requires cities and counties to conduct empirical studies to establish a base year waste generation rate against which future diversion is measured. The actual determination of the diversion rate in subsequent years is arrived at through deduction, not direct measurement; instead of counting the amount of material recycled and composted, the city or county tracks the amount of material disposed at landfills, then subtracts the disposed amount from the base year amount. The difference is assumed to be diverted (PRC 41780.2).

Senate Bill 1374. Senate Bill (SB) 1374 requires that the annual report submitted to CalRecycle (formerly known as the California Integrated Waste Management Board [CIWMB]) include a summary of the progress made in the diversion of construction and demolition waste materials. In addition, SB 1374 required CalRecycle to adopt a model ordinance suitable for adoption by any local agency to require 50–75 percent diversion of construction and demolition waste materials from landfills by March 1, 2004. Local jurisdictions are not required to adopt their own construction and demolition ordinances, nor are they required to adopt CalRecycle's model by default. However, adoption of such an ordinance may be considered by CalRecycle when determining whether to impose a fine on a jurisdiction that has failed to implement its Source Reduction and Recycling Element (SRRE).

Assembly Bill 75. AB 75, passed in 1999, took effect on January 1, 2000. This bill added new provisions to the PRC, mandating that State agencies develop and implement an Integrated Waste Management Plan (IWMP); it also mandated that community service districts providing solid waste services report disposal and diversion information to the city, county, or regional agency in which the community service district is located.

Appendix F of the *California Environmental Quality Act (CEQA) Guidelines*. Appendix F, Energy Conservation, states that Environmental Impact Reports (EIRs) are required to include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. In addition, Appendix F seeks inclusion of information in the EIR addressing the following:

- Measures to reduce wasteful, inefficient, and unnecessary consumption of energy during construction, operation, and maintenance of the project;
- The siting and orientation of buildings and structures to minimize energy consumption, including transportation energy;
- Measures for reducing peak energy demand;

- Incorporation of alternative fuels (particularly renewable ones) or energy systems; and
- Incorporation of recycling of nonrenewable resources.

California State Assembly Bill 2926 (AB 2926) – School Facilities Act of 1986. The School Facilities Act of 1986 authorizes school districts to levy a fee, charge, dedication, or other requirements against any construction of new residential, commercial, and industrial uses in their boundaries for the purpose of funding the construction of new schools or school facilities. As such, the CVUSD has established impact fees associated with development projects. Currently, CVUSD has established fees of $3.20 per square foot for residential and $0.51 per square foot for commercial uses.[1]

California Department of Education Code Section 17212.5. The California Department of Education Code Section 17212.5 states that "no school building shall be constructed, reconstructed, or relocated on the trace of a geological fault along which surface rupture can be reasonably expected to occur within the life of the school building."

Local and Regional Plans and Policies.

City of Coachella General Plan, Infrastructure and Public Services Element. The following goals and policies related to public services and utilities are applicable to the proposed project.

Goal: The City shall ensure the provision of public and private utilities to meet current and future demand.

Objective: The City shall provide adequate water supplies and facilities needed to meet current demand and future development.

Objective: The City shall provide adequate sewage collection and treatment facilities needed to meet current demand and future development.

Policy: The City shall require connection to the sewer system of all new development at urban densities of one unit per acre or greater. New development at rural densities or in areas with extremely difficult and/or expensive sewer construction, and/or expensive sewer construction, for example the Mecca Hills, may be accommodated by private specific systems provided there are no negative health and safety impacts and subject to review and approval by the City Council, the CSD, the Riverside County Environmental Health Department, the Coachella Valley Water District, and the Regional Water Quality Control Board. The City Ordinance which regulates private septic systems shall be amended in accordance with this policy.

[1] Coachella Valley Unified School District, School/Developer Fees, April 23, 2012.

Policy: Real property shall be dedicated and improvements made when new storm drain water drainage facilities are required to serve a development.

Goal: The City shall ensure the provision of adequate law enforcement and fire protection.

Goal: The City shall ensure that adequate police services are provided within the community.

Policy: The City shall achieve a high standard of police protection to adequately serve the City at full build-out to a standard of 1.3 sworn officers per 1,000 population.

Goal: The City shall encourage a high quality of educational, governmental, and community service facilities.

Policy: The City shall require the dedication of real property, based on the master plan of the applicable school district, for the provision of necessary public educational facilities. Development fees may be required in addition to or as a substitution for this requirement.

Goal: The City shall coordinate with appropriate agencies to provide adequate schools, libraries, and community facilities.

Policy: The City shall coordinate with school districts to provide an adequate number of elementary, middle, and high schools. The City shall coordinate with the school districts in the assessment of the impacts of new development on the existing public educational facilities.

Policy: The City shall coordinate with the Riverside City and RCL to provide local library services at a minimum standard of 0.5 sf and 1.2 volumes per 1,000 population.[1]

City of Coachella Municipal Code.

Chapter 13.04, Water Service System. Chapter 13.04 of the City's Municipal Code requires all extensions of water mains into the City subdivisions to be installed according to the design and requirements of the City Water Department. These installations require a written agreement between the subdivider and the City.

Chapter 15.54, Recycling and Diversion of Waste from Construction and Demolition. Chapter 15.54 of the City's Municipal Code requires that all new construction meet the diversion

[1] Clarification on page 106 of the Infrastructure and Public Services Element states that the County's standard for library services is 0.5 sf per capita and 1.2 volumes per capita.

requirement of at least 50 percent of all construction waste, submit a construction plan, and submit a performance security plan along with the application required for a construction permit.

Chapter 4.45, Development Impact Fees. Chapter 4.45 of the City's Municipal Code, as well as City of Coachella Ordinance 1031, establishes impact fees for several service categories including General Government, Fire, Police, Parks, Library, and Streets/Transportation. These Development Impact Fees are the property owner's fair share of the estimated cost to construct additional facilities to serve the proposed project.

4.14.5 Project Design Features

As summarized in Chapter 3.0, Project Description, the proposed Specific Plan includes components referred to as Project Design Features. The Project Design Features related to public services and utilities are:

- In addition to paying City Fire Facility Impact fees, the project proposes to reserve and/or dedicate a site for the construction of a new fire station within the project site, identified in the Specific Plan in the mixed-use area of the Central Village, which is subject to change based on the Fire Department's preference. Reservation of the fire station site would aid toward substantially improving fire services within and beyond the project site and place additional resources in closer proximity to residential and open space areas, helping to reduce the risk associated with wildfire for the entire community.
- The Specific Plan would include the construction of three aboveground potable water storage tanks with a total storage capacity of approximately 14 million gallons and the installation of water mains, laterals, and hydrants sufficient to provide minimum fire flow at required pressure to all portions of the project, as well as operational and emergency flows.
- All homes within the proposed Specific Plan would include in-house fire protection sprinkler systems per State regulations, which the City would enforce through its building and occupancy permit process.
- The Specific Plan would be developed in phases over a period of up to approximately 30 years, which would allow the City Fire and Police Departments time to respond to any need for additional facilities, equipment, and/or officers and other personnel that might be required to serve the project area as funding becomes available. The Specific Plan includes a fire station site in the mixed-use area of the Central Village. The project would pay Police Impact Fees and Fire Impact Fees, in addition to all other fees assessed and project contributions toward General Fund revenue through property tax and sales tax.
- The majority of the residential development within the proposed Specific Plan consists of single-family homes having frontage on local public streets. This type of development provides "eyes on the street," which is the essence of defensible space design.
- In addition to paying prevailing school impact fees at the time of building permit issuance, the Specific Plan addresses the need for additional school facilities created by its development by setting aside sites for three elementary schools and one middle school, totaling approximately 70 ac to increase available school facilities.

- The Specific Plan development would extend power from the existing substation near Avenue 52. The substation facilitates interconnection with IID's transmission lines and provides for the distribution of electricity to the project and other sites in the City's northern area.
- As part of the City's standard plan check review and tract map development process, the applicant would make appropriate provision for telecommunication services.

4.14.6 Thresholds of Significance

The following thresholds of significance criteria are based on Appendix G of the *CEQA Guidelines*. Although Appendix G does not identify a significance threshold for analyzing impacts to energy transmission facilities, Appendix F of the *CEQA Guidelines* requires EIRs to include discussion of potential energy impacts of a proposed project, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. Therefore, Threshold 4.14.9 has been added to provide an impact discussion pertaining to the proposed project's impacts on existing energy supplies and energy use patterns in the region and locality. Based on these thresholds, implementation of the proposed project would have a significant adverse impact related to public services and utilities if it would:

Threshold 4.14.1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection;

Threshold 4.14.2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection;

Threshold 4.14.3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools;

Threshold 4.14.4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services;

Threshold 4.14.5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for public transportation;

Threshold 4.14.6: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public utilities;

Threshold 4.14.7: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;

Threshold 4.14.8: Require or result in the construction of new storm water drainage facilities, or the expansion of existing facilities, the construction of which could cause significant environmental effects;

Threshold 4.14.9: Result in substantial adverse physical impacts associated with the provision of new or physically altered energy transmission facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable levels of service;

Threshold 4.14.10: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments;

Threshold 4.14.11: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;

Threshold 4.14.12: Conflict with any federal, State, and local statues and regulations related to solid waste;

Threshold 4.17.13: Not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed; or

Threshold 4.17.14: Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

4.14.7 Project Impacts

Threshold 4.14.1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection

Significant Adverse Interim Impact. The proposed project includes the development of currently vacant land with 980.9 ac of residential uses, 135 ac of mixed uses, 69.8 ac of school uses, 344.7 ac of parks/recreation uses, and 556.9 ac of open space. As described further in Section 4.13, Population and Housing, the proposed project would result in a population of approximately 35,958 people, as well as an additional 3,355 employees associated with the proposed commercial uses on the project site. This increase in population would result in an increased demand on existing fire facilities and may increase response times.

Two existing fire stations are expected to serve the proposed project: Stations 79 and 39. Travel time from Station 79 to the southwestern portion of the project site is estimated at 5 minutes during non-peak hour traffic. Station 39, located at 58th Avenue in the community of Thermal is located approximately 4 mi southwest of the project site. This 8,900 sf station is equipped with three bays and seven rooms for boarding. Travel time from Station 39 to the southwestern corner of the project site is estimated at 12 minutes during non-peak hour traffic.[1] It should be noted that travel times to the project site represent the average driving time for a typical automobile to reach the project site from each station; however, response times to emergency calls within the City average 3.5 minutes or less approximately 85 percent of the time.[2] Although it is anticipated that these stations would be able to accommodate some of the increase in demand for fire services resulting from the proposed project, because the proposed project would increase the population in the City by 35,958 residents and 3,355 employees of commercial uses, these existing fire stations would not be able to accommodate the total increase in demand for fire services at project build out.

As stated previously, the proposed project includes Project Design Features to accommodate and provide future fire services to serve the project area. Specifically, the project site would include three aboveground storage tanks and install water mains, laterals, and hydrants to provide fire flow to all areas of the site, which would aid future fire service providers when providing fire protection services to the project site. In addition, all homes would be equipped with in-house fire protection sprinkler systems. The project applicant would also be required to pay Fire Facility Impact Fees to fund future fire facilities to serve the project area and beyond. The proposed project would also include the dedication of a site for the future development of a fire station during Phase 2 within a mixed-use area in the Central Village. It should be noted that the cost of the land value for the land dedicated to a future on-site fire station would be credited against the Fire Facility Impact Fees. Operation of the proposed project would generate property and sales taxes that could potentially be used to support the ongoing maintenance and operation of this facility.

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1 Distances and driving times were calculated using Google Maps, driving directions, and measurement tools.

2 City of Coachella, Fire Station Information, http://www.coachella.org/index.aspx?NID=202, accessed April 17, 2013.

Development of a fire station on the project site would result in additional staff and facilities that would provide sufficient fire services to the proposed project at project build out. In addition, the additional staff provided by the on-site fire station is anticipated to reduce response times within the project area. Although the proposed project would provide a site for the future development of the proposed fire station, it would not include construction of that fire station. Therefore, there would be significant adverse unavoidable interim impacts to fire and emergency services on the project site until the proposed fire station is built. Subsequent to the development of the proposed fire station, impacts to fire facilities would be less than significant.

Threshold 4.14.2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection

Significant Adverse Interim Impact. The proposed project includes development of the project site with residential, mixed-use, commercial, school, parks/recreation, and open spaces uses that would result in a population of approximately 35,958 residents and 3,355 employees of commercial and office uses on the project site. Currently, the CPD provides approximately 0.9 or 1 officer/1,000 residents,[1] which is lower than the City's service ratio goal of 1.3 officers/1,000 population. The increase in population associated with the proposed project would further reduce this service ratio to approximately 0.5 officer/1,000 population.[2] Therefore, the proposed project would result in a decrease in acceptable service ratios for police protection.

The Thermal Sheriff's Station would be the primary station serving the proposed project. Travel time from this station to the project site is estimated at 12 minutes during normal non-peak hour traffic; however, response times for emergency vehicles in the City average 4.6 minutes for emergency calls. In addition, the proposed project would incrementally increase calls for police service associated with the 35,958 residents and 3,355 employees on the project site. Therefore, it is anticipated that the current response time of 4.6 minutes[3] for emergency calls would be increased as a result of project development.

The proposed project includes Project Design Features that would help meet future police service demands as a result of the project. The proposed project would orient single-family residential uses towards public streets to have an "eyes on the street" effect. The proposed project would contribute to Police Impact Fees that would fund future police services throughout the City; the cost of the land value associated with the site reserved for a future police station would be credited against these fees. During project operation, the proposed project would generate sales and property taxes that could provide financial support for future police facilities and services. In addition, the proposed project

1 Formula: (36 sworn officers X 1,000 population)/41,648 current population = 0.09 officers per 1,000 population.

2 Formula: (36 sworn officers X 1,000 population)/(41,648 current population + 35,958 population associated with project build out) = 0.46 or approximately 0.5 officers per 1,000 population.

3 City of Coachella General Plan Update, Existing Conditions, Law Enforcement, http://cityofcoachellageneralplanupdate.weebly.com/existing-conditions.html, accessed June 12, 2013.

would also reserve a site for the future construction of a police station within a mixed-use area in the Central Village during Phase 2 of project development.

As previously stated, the CPD is currently below its service ratio standard. Therefore, the additional residents and employees generated by the Specific Plan build out on the site would result in increased demand on existing police facilities and services and would likely increase response times. However, development of a police station on the project site would result in additional law enforcement staff and facilities that would be sufficient to serve the proposed project at project build out. In addition, the additional law enforcement staff provided by the on-site police station is anticipated to reduce response times within the project area. Although the proposed project would reserve a site in Phase 2 for the future development of the proposed police station, construction of a police station is not included in the Specific Plan. Therefore, there would be significant adverse unavoidable interim impacts during construction and operation of the proposed project to existing police services until the proposed police station is developed. Subsequent to the development of the proposed police station, impacts to police facilities would be considered less than significant.

The CHP would provide law enforcement services on I-10 and at the proposed interchange at Avenue 50 at I-10. As described further in Section 4.16, Traffic and Circulation, the proposed project would result in substantial increases in traffic volumes on I-10 in the project vicinity. Therefore, it is anticipated that current CHP response times along I-10 would increase and additional staffing and resources may be required. However, additional staffing and resources needed would be accounted for during long-term planning conducted by the CHP for the County and City areas. Therefore, impacts related to CHP law enforcement services would be considered less than significant.

Threshold 4.14.3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools

Less than Significant Impact. Three elementary school sites and one middle school site are proposed to be reserved as part of the Specific Plan project. The proposed schools sites are consistent with the request made by the CVUSD for the proposed project to include sites for three elementary schools and one middle school in an effort to meet the CVUSD's goal of reducing overpopulation at existing schools. The proposed Specific Plan does not include a high school site because the CVUSD did not request a high school to be included as part of the proposed project and CVUSD has indicated that there are plans for the development of a future high school near Airport and Fillmore. The project's high school students would attend the current Coachella Valley Union High School, which is the closest high school to the project site. However, it should be noted that the existing high school is currently over capacity (refer to Table 4.14.A). Although there are plans for a future high school, it is unknown when this high school would be constructed. Therefore, for purposes of analyzing school impacts to school facilities under a worst-case scenario, this EIR cannot rely on the proposed high school being built.

The CVUSD charges developer fees on a square-footage basis for new residential and commercial development. In addition, the CVUSD establishes student generation rates by school type based on the number of proposed dwelling units with an overall student generation rate of 0.7483 per unit (see Tables 4.14.C and 4.14.D).

Table 4.14.C: Student Generation by Phase

School Type	Generation Rate per Unit[1]	Proposed Units	Students Generated
Phase 1			
Elementary School	0.4357	1,471	641
Middle School	0.1107	1,471	163
High School	0.2019	1,471	297
Total	***0.7483***	***1,471***	***1101***
Phase 2			
Elementary School	0.4357	1,393	607
Middle School	0.1107	1,393	154
High School	0.2019	1,393	281
Total	***0.7483***	***1,393***	***1042***
Phase 3			
Elementary School	0.4357	1,243	542
Middle School	0.1107	1,243	138
High School	0.2019	1,243	251
Total	***0.7483***	***1,243***	***930***
Phase 4			
Elementary School	0.4357	1,013	441
Middle School	0.1107	1,013	112
High School	0.2019	1,013	205
Total	***0.7483***	***1,013***	***758***
Phase 5			
Elementary School	0.4357	2,662	1160
Middle School	0.1107	2,662	295
High School	0.2019	2,662	537
Total	***0.7483***	***2,662***	***1992***

Source: LSA Associates, Inc. (June 2013).
[1] School Facilities Needs Analysis, Coachella Valley Unified School District, May 21, 2009.

Table 4.14.D: Student Generation at Project Build Out

School Type	Generation Rate[1] per Unit	Proposed Residential Units	Students Generated
Elementary School	0.4357	7,800	3,398
Middle School	0.1107	7,800	863
High School	0.2019	7,800	1,575
Total	**0.7483**	**7,800**	**5,837**

Source: LSA Associates, Inc. (June 2013).
[1] School Facilities Needs Analysis, Coachella Valley Unified School District, May 21, 2009.

The proposed school sites included in the La Entrada Specific Plan would consist of approximately 69.8 ac, ranging from 15 to 25 ac in size. As shown in Table 4.14.C, a total of approximately 5,837 new students would be added as a result of project development. Although the proposed project

would not specifically construct the proposed school facilities, the proposed project would accommodate future development by reserving sites for each of the proposed schools.

Elementary and Middle Schools. The proposed project is not planned to include any school sites during Phase 1 of development due to highest presence of seismic constraints on that part of the Specific Plan site. For further analysis related to these constraints, refer to Section 4.6, Geology and Soils. However, the proposed project would accommodate one middle school and one elementary school during Phase 2. As illustrated by Table 4.14.C, approximately 641 elementary school and 163 middle school students would be generated during Phase 1, and 607 elementary school and 154 middle school students would be generated during Phase 2. Therefore, after completion of Phase 2, the proposed project would generate 198 students more than the average capacity (746[1]) of existing elementary schools in the CVUSD. All middle school students generated by Phases 1 and 2 of the proposed Specific Plan project could be accommodated by a school when constructed on the proposed site in Phase 2. Phase 3 would include sites for the remaining two elementary schools. The two elementary schools planned for Phase 3, in conjunction with the elementary and middle schools planned in Phase 2 would ensure that the proposed project would be able to accommodate all students generated during Phases 1 through 5.

Residential and commercial development proposed as part of the Specific Plan would be required to pay statutory school fees pursuant to Education Code Section 17620 at the issuance of each building permit. Payment of these fees would fully mitigate potential long-term impacts to school facilities by providing funds for the future construction of schools on the project site. Because most elementary and middle schools that serve the project area are over capacity (refer to Table 4.14.A), the additional students generated at each phase of project development would result in significant interim impacts to existing school facilities until the proposed schools are constructed.

High Schools. Although the proposed project has been designed to accommodate all elementary and middle school students generated by the residential uses in the project, the proposed project has not been designed to accommodate high school students generated by that development. As illustrated by Table 4.14.A, the proposed project would generate a total of approximately 1,575 high school students. As shown in Table 4.14.A, all high schools in the CVUSD, including the closest high school to the project site (Coachella Valley Union High School), are over capacity. Therefore, the estimated number of high school students during each phase of development, as well as the total 1,575 high school students associated with project build out, would further increase the demand for high school-level education services and facilities. Because the existing high school that serves the project area is currently over capacity, the additional students generated at each phase of project development would result in significant interim impacts to existing school facilities until additional high schools are constructed. However, pursuant to Education Code Section 17620, payment of School Impact Fees would fully mitigate impacts to high school facilities.

[1] Average Capacity was calculated based on capacities of Elementary Schools serving the City (Table 4.14.A).

Threshold 4.14.4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services

Significant Adverse Impact. The City's General Plan standard for libraries is 0.5 sf of library services and 1.2 materials per resident. The Coachella Library currently consists of a 3,000 sf building and contains approximately 28,300 materials. The current population of the City is estimated at approximately 40,000; therefore, the City is currently substantially underserved in regards to library square footage, but meets the standard for library materials. Development of the proposed project would result in a population of approximately 35,958 residents on the project site. According to City standards for library services, the proposed project would result in the need for an additional 17,979 sf (35,958 * 0.5 sf = 17,979 sf) and 43,150 library materials (35,958 * 1.2 = 43,150). Therefore, the proposed project would result in increased demand for library square footage and materials during each phase of construction, as well as at project build out that would exceed existing library facilities. The applicant would be required to pay Library Impact Fees based on the number of dwelling units proposed, consistent with requirements in the City's Municipal Code, that would be used for the land acquisition and construction costs of new public libraries throughout the City.

The proposed project would include four school sites that would likely include libraries that would serve the students in these schools. The proposed project would also include multiple community centers that may have internet access. However, although the proposed project would include several Project Design Features and would pay Library Impact Fees that would reduce impacts to existing library facilities, the increase in population associated with the project build out would result in the need for additional library facilities and library materials that would not be accommodated by the project development. Therefore, the proposed project's impact to library services would be significant and unavoidable until future library facilities were built. Unlike the school facilities fees mandated in Education Code Section 17620, payment of Library Impact Fees alone would not mitigate the facilities impact under CEQA.

Threshold 4.14.5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for public transportation

Less than Significant Impact. Sunline Transit Agency currently operates two bus routes (Lines 90 and 91) that service the City. Line 91 is the closest bus route to the project site; however, the closest bus stop is nearly 3 mi away at Airport Boulevard and Palm Street in the community of Thermal. The proposed project would accommodate the extension of these bus routes along Avenues 50 and 52 during each phase of development, continuing into the project site to loop through "Street A," which would run through the proposed Central Village area. Because the proposed project would

accommodate the extension of existing Sunline Transit Agency bus routes, impacts to public transportation would be less than significant, and no mitigation is required.

In addition, the proposed project would include neighborhood electric vehicles (NEVs) that would consist of golf carts and other electronically powered low-speed vehicles. NEVs would be utilized along residential streets with a speed limit of 25 miles per hour (mph) and other streets with a speed limit of 35 mph, as well as off-street trails along Avenues 50 and 52 and "Street A." The intent of these NEVs is to provide alternative modes of transportation and reduce vehicle miles traveled within the Specific Plan site. The project would also provide bicycle facilities (i.e., lanes and paths) throughout the Specific Plan site.

Threshold 4.14.6: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public utilities

Less than Significant Impact. Both Verizon and Time Warner Cable would extend current facilities to meet increased demand for telephone, internet, and cable services associated with the proposed project. As discussed further in Section 4.14.5, Project Design Features, the proposed project would ensure the provision of telecommunication services by requiring plan checks for Tentative Tract Map approval during each phase of development. Verizon indicated that it would extend facilities to provide high-speed communications and internet service to homes and businesses on the project site. Time Warner Cable would install facilities to serve the proposed project within an underground joint trench shared with local utilities. Therefore, because Verizon and Time Warner Cable would be able to provide adequate telephone, internet, and cable services to the proposed project, no adverse impact would occur to these services as a result of the proposed project, and no mitigation is required.

Threshold 4.14.7: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board

Less than Significant Impact. Local governments and water districts are responsible for complying with federal regulations, both for wastewater plant operation and the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation and maintenance is critical for sewage collection and treatment as impacts from these processes can degrade water resources and affect human health. For these reasons, Publicly Owned Treatment Works (POTWs) receive Waste Discharge Requirements (WDRs) or National Pollutant Discharge Elimination System (NPDES) permits to ensure that such wastewater facilities operate in compliance with water quality regulations set forth by the federal and State governments. WDRs and NPDES permits, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTWs can discharge. These permits also contain pollutant monitoring, recordkeeping, and reporting requirements. Each POTW that intends to discharge into the nation's waters must obtain a permit prior to initiating its discharge.

As required by City procedures, a sewer analysis was prepared for the proposed project (refer to Appendix K). Figure 4.14.1 illustrates the proposed Conceptual Sewer Plan for the Specific Plan. The sewer analysis provides detail as to the amount of sewage that would be generated for average and peak flows, existing and future flow routing through proposed projects and downstream sewers, recommendations for project sewer design parameters (pipe size, slope, and area served by lift station) paralleling existing sewers where required, and an estimate of cumulative flows generated by the proposed project. As concluded in the sewer analysis, the City's wastewater treatment system has adequate capacity to accommodate the increase in wastewater demand from the proposed project with associated expansions of the existing City WWTP as discussed further in Section 4.14.10.

Wastewater generated within the Specific Plan area would be routed to and treated by the City's existing WWTP. Because the WWTP is considered to be a POTW, operational discharge flows treated at the WWTP must comply with permits issued by the Colorado River Basin Regional Water Quality Control Board (RWQCB). Specifically, the POTW discharges are governed by WDRs issued for each individual POTW. For the City's WWTP, the Colorado River Basin RWQCB adopted WDRs Order No. R7-2005-0083 (NPDES Permit No. CA0104493) on June 29, 2005. WDRs Order No. R7-2005-0083 specifies effluent limitations, prohibitions, specifications, and provisions necessary to protect the beneficial uses of the surface and ground waters within the Colorado River Basin Region.

As previously stated, the wastewater generated within the Specific Plan would be treated by the City's existing WWTP, and WWTP discharges are regulated by the Colorado River Basin RWQCB under WDR Order No. R7-2005-0083. Since wastewater from the Specific Plan would be regulated by the Colorado River Basin RWQCB adopted WDR's Order No. R7-2005-0083, compliance with WDRs Order No. permit requirements would ensure that wastewater discharges coming from the Specific Plan site and treated by the WWTP system would not exceed applicable Colorado River Basin RWQCB wastewater treatment discharge requirements.

Threshold 4.14.8: Require or result in the construction of new storm water drainage facilities, or the expansion of existing facilities, the construction of which could cause significant environmental effects

Less than Significant Impact. Storm water on the project site would flow in several ways and would require the construction of new storm water drainage facilities and the expansion of existing facilities. Regional flows from north of the project site flow through seven alluvial drainages on the site. These flows are directed toward the East Side Dike at the southwestern edge of the project site and then farther south to Wasteway No. 2 (refer to Figure 3.10 in Chapter 3.0, Project Description). Runoff would also flow through storm drains or within streets to: (1) one of the five proposed on-site retention basins and be held in these locations until it percolates the soil, if the on-site retention basins are included in the project, or (2) directed into water quality basins that would treat runoff before being discharged into one of the seven alluvial drainages located on site. The proposed project would channelize these drainages by retaining them in a soft-bottom condition with side walls. The proposed project would convey storm water flows through backbone streets to a network of storm drains and then convey the flows to the on-site drainage channels.

As discussed above, the project would include a comprehensive drainage system to convey on-site storm flows. During design of each phase of the project, a detailed hydrology study would be prepared to ensure that the on-site storm drain facilities are appropriately sized to prevent on-site

flooding (Mitigation Measure 4.9.5). If on-site retention basins are included in the project, the proposed project would retain storm water runoff on site and would, therefore, not contribute runoff water that would exceed the capacity of the downstream storm drain facilities. If the on-site retention basins are determined to not be required, the increased runoff from the site would continue to be retained temporarily by the East Side Dike with sufficient freeboard before being discharged to the Whitewater River (Coachella Valley Storm Drain Channel) via Wasteway No. 2. Therefore, the proposed project would not exceed the capacity of the downstream storm drain system. In addition, as required in Mitigation Measure 4.9.2, the proposed project, with or without on-site retention basins, would include Site Design, Source Control, and Treatment Best Management Practices (BMPs) to target pollutants of concern in runoff from the project site. With implementation of BMPs, the proposed project would not provide substantial additional sources of polluted runoff. Therefore, with implementation of Mitigation Measures 4.9.2 and 4.9.5, operational impacts related to exceedance of the capacity of and providing additional sources of polluted runoff to storm water drainage systems would be reduced to a less than significant level.

Threshold 4.14.9: Result in substantial adverse physical impacts associated with the provision of new or physically altered energy transmission facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable levels of service

Less than Significant Impact.

Electricity. For the purposes of electricity demand analysis, the discussion below addresses the CEQA threshold as included in Appendix G of the *CEQA Guidelines* and stated above, as well as issues identified in Appendix F of the *CEQA Guidelines*, Energy Conservation. The project site is within the service territory of the IID's Energy Division. As shown by Figure 4.14.2, IID has 92 kV and 13 kV overhead pole lines on the project site near Avenue 52, as well as the 230 kV/92 kV Coachella Valley Substation, west of the project site along Avenue 52. IID runs existing 230 kV and 92 kV transmission lines in and out of the Coachella Substation. In addition, IID has indicated that new 500 kV transmission line would be constructed west of the project site; however, this line would not impact the project site.

Table 4.14.E lists the electricity demand at project build out. As illustrated by the table, the proposed project would generate a total monthly electricity demand of 7,560,220 kilowatt hours (kWh)**.** The total monthly electricity demand includes energy reductions associated with energy conservation strategies outlined in the Specific Plan.

Based on the total electricity demand associated with the proposed project, project development would require IID to install two new distribution substations within the project site (one in the upper area of the Central Village and one in the lower area of the Hillside Village) to expand the electric system. Electricity would be provided to the project site in phases. The first phase would include the extension of the existing 92 kV transmission lines from the existing substation near Avenue 52 across the Coachella Canal. These transmission lines would be interconnected to Southern California Edison (SCE) lines and would provide power to the project site and beyond. Subsequent phases prior to development of the proposed project phases would include the extension of existing lines to these new substations as part of the looped transmission system.

Table 4.14.E: Electricity Demand at Project Build Out

Land Use	Development at Build Out	Monthly Electricity Demand (kWh)
Residential	7,800 units	2,510,000 kWh
Mixed Use		
Commercial	1,260,879 sf	220 kWh
Office	250,000 sf	1,005,000 kWh
Schools	503,490 sf[1]	4,045,000 kWh
	Total	7,560,220 kWh

Source: LSA Associates, Inc. (June 2013).
[1] School building square footages estimated using the CVUSD requirement of 110 sf per elementary student and 150 sf per middle school student.
CalEEMod = California Emission Estimator Model
CVUSD = Coachella Valley Unified School District
kWh = kilowatt hour
sf = square feet

These lines would be constructed on overhead poles with portions installed underground between the two substations. All transmission lines would be constructed within the proposed road rights-of-way (ROW) (within roads in Central and Hillside Villages, as well as along the proposed extension of Avenue 52 within the Specific Plan) and would not result in substantial environmental impacts because the ROW would already be disturbed during grading, street construction, and potential trenching activities (analyzed in other topical sections of this EIR). In addition, IID would need to relocate or rearrange segments of existing 92 kV overhead transmission lines and some existing 13 kV lines to integrate these facilities with the new on-site electric distribution facilities. Therefore, installation of two new substations and the expansion of existing transmission lines would ensure that electricity demands associated with each phase of project development, as well as project build out, would be adequately met and the project site would receive acceptable levels of service.

The proposed project would include various energy conservation and generation practices outlined in the La Entrada Specific Plan that would reduce energy demands. Specifically, the proposed project would be designed to maximize the use and generation of renewable energy on the project site through the use of photovoltaic systems. As stated in the La Entrada Specific Plan, photovoltaic systems would be required on approximately 25 percent of all development constructed as part of the proposed project. The proposed project would also be designed to United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED), and GreenPoint Rated standards for all new buildings to meet energy efficiency and building standards. In addition, the proposed project would be required to comply with State law requiring all new development to implement pertinent provisions of Title 24 of the California Government Code. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, construction, and the use of energy-saving appliances, conditioning systems, water heating, and lighting. The proposed project would also implement sustainability features described in Section 4.7, Global Climate Change. As stated previously, based on the implementation of these conservation methods and Title 24 standards, the total electricity demand for the proposed project would be 7,560,220 kWh. The proposed project's contribution to the

total electricity demand in the IID service territory would represent less than one percent[1] of the total amount of electricity provided by IID. Impacts associated with the provision of electricity would be less than significant. The supply and distribution of electricity to the proposed project would not disrupt power to the surrounding area or adversely affect service levels. Therefore, the proposed project would have a less than significant impact on generation and transmission facilities, and no mitigation would be required.

In addition, Section 4.7, Global Climate Change, includes analysis of the project emissions associated with energy consumption and describes Project Design Features, sustainability features, and mitigation measures that would reduce greenhouse gas emissions through the conservation of electricity, among other means. Therefore, the project incorporates aggressive commitments to reduce and minimize electricity consumption and avoid wasteful or inefficient consumption of energy. By minimizing electricity consumption, the project minimizes effects to the provision of electrical power and the potential for associated physical impacts.

Natural Gas. For purposes of natural gas demand analysis, the discussion below addresses the CEQA threshold as included in Appendix G of the *CEQA Guidelines* and stated above, as well as the issues identified in Appendix F of the *CEQA Guidelines*, Energy Conservation. The project site is within SCG's service territory. New development on site would result in an increase in long-term demand for natural gas. Table 4.14.F provides the estimate of natural gas demand at project build out. As illustrated by Table 4.14.F, the proposed project would generate a total natural gas demand of 24,512,076 cf with all energy conservation methods described further in Section 4.7, Global Climate Change, in place. The proposed project's contribution to the total natural gas demand in the SCG service territory would represent less than one percent[2] of the natural gas currently provided. The construction of the Specific Plan land uses is not anticipated to require the use of natural gas.

Project development would require SCG to construct a gas regulator station near an existing transmission line to provide an additional natural gas source to serve the project site. This regulator station would provide SCG with an additional feed point for new gas distribution mains within the project site. Similar to the proposed electrical transmission line improvements, it is anticipated that the proposed gas regulator station would be located in road ROW areas. Therefore, because this ROW area would have already been disturbed by grading, street construction, and potential trenching activities (analyzed in the topical sections of this EIR), environmental impacts associated with the construction of this facility would be less than significant. With the development of the gas rectangular station, impacts associated with the provision of natural gas would be less than significant. The supply and distribution of electricity to the proposed project would not disrupt the natural gas currently provided to the surrounding area or adversely affect service levels. Therefore, with these infrastructure improvements, the proposed project would receive needed natural gas during each phase of development, as well as at project build out.

[1] Formula: 7,560,220 kWh/1,000 = 7,560.220 MW; 7,560.220 MW/3,218,000=0.002349 or 0.23 percent.
[2] Formula: 24,512,076 cf/81,000,000,000 cf =0.00306401=0.31 percent.

Table 4.14.F: Natural Gas Demand at Project Build Out

Land Use	Development at Build Out	Monthly Natural Gas Demand
Residential	7,800 units	13,670,000 cf
Mixed Use		
Commercial	1,260,879 sf	3,775,000 cf
Office	250,000 sf	76 cf
Schools	503,490 sf[1]	7,067,000 cf
Total Specific Plan		24,512,076 cf

Source: LSA Associates, Inc. (June 2013).

[1] Assumes a combination of propane and natural gas use. School building square footages estimated using the CVUSD requirement of 110 sf per elementary student and 150 sf per middle school student.

[2] Demands were calculated using CalEEMod modeling tools.

CalEEMod = California Emission Estimator Model
cf = cubic feet
CVUSD = Coachella Valley Unified School District
sf = square feet

Threshold 4.14.10: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitment

Significant Adverse Impact. Implementation of the Specific Plan would require:

- That the CSD manage the expansion of the WWTP and its wastewater systems to meet increasing wastewater flows from the Specific Plan area, already entitled projects, and projects adjacent to existing sewer lines that are tributary to WWTP; and
- That each individual developer construct infrastructure within the Specific Plan site in accordance with the proposed phasing plan.

Figure 3.11 (Conceptual Sewer Plan) in Chapter 3.0 illustrates the proposed sewer improvements within the Specific Plan site. It is anticipated that wastewater flows from development on the Specific Plan site would be handled by the CSD and conveyed to the existing WWTP within the southeastern portion of the City. As previously identified, the current capacity at WWTP is 4.9 mgd with an existing average inflow of approximately 2.9 mgd.[1] Under current conditions, the average daily surplus treatment capacity is approximately 2.0 mgd. The capacity available for the project would be diminished by sewer connections occurring from entitled projects and lands along existing sewer lines tributary to the WWTP, and thus, require the expansion of the treatment plant. Wastewater generated on the Specific Plan site would come from the residential, commercial, institutional, and office uses. Table 4.14.G provides the estimated wastewater generation for these uses.

[1] *Technical Memorandum La Entrada Wastewater Study*, RBF Consulting, June 2013.

Table 4.14.G: Sewer Generation Estimates

Planning Area	Land Use	Average Day Flows (gpd)
B10	Medium Density Residential (220 du)	66,000
B19	Medium Density Residential (107 du)	32,160
B21	Medium Density Residential (182 du)	54,720
C3	Medium Density Residential (162 du)	48,720
C4	Medium Density Residential (228 du)	68,400
D4	Medium Density Residential (76 du)	22,800
D5	Medium Density Residential (65 du)	19,440
D6	High Density Residential (292 du)	87,600
D7	Mixed Use (60 du)	18,000
D7	Mixed Use (100,000 sf retail, 10,000 sf office)	15,300
D10	Medium Density Residential (139 du)	41,760
D25	Medium Density Residential (105 du)	31,449
D26	School (1,000 students)	6,000
	Phase 1[1] Subtotals	**512,340**
B13	Mixed Use (100 du)	30,000
B13, B24	Mixed Use (300,000 sf retail,60,000 sf office)	46,800
B14	High Density Residential (322 du)	96,600
B15	School (1,000 students)	85,200
B16	Low Density Residential (115 du)	34,560
B24	Mixed Use (100 du)	30,000
B25	Medium Density Residential (176 du)	52,800
B26	Low Density Residential (128 du)	39,960
C6	Medium Density Residential (224 du)	67,200
C7	Medium Density Residential (154 du)	46,080
C8	Low Density Residential (128 du)	38,340
C9	School (1,000 students)	6,000
C10	Low Density Residential (161 du)	48,330
D9	Medium Density Residential (118 du)	35,280
	Phase 2 Subtotals	**657,150**
D12	Medium Density Residential (291 du)	87,360
D13	School (1,000 students)	6,000
D14	Low Density Residential (522 du)	156,735
D15	Very Low Density Residential (34 du)	10,320
D18	Very Low Density Residential (98 du)	29,520
D20	Medium Density Residential (142 du)	42,720
D23	Low Density Residential (372 du)	111,510
D27	Medium Density Residential (94 du)	28,080
D28	Low Density Residential (120 du)	35,910
D31	Low Density Residential (125 du)	37,395
	Phase 3 Subtotals	**545,550**
A5	High Density Residential (398 du)	119,400
A6	Mixed Use (120 du)	36,000
A7	Mixed Use (200 du)	60,000
A8	High Density Residential (538 du)	161,400
A9	Mixed Use (100 du)	30,000
A10	Mixed Use (100 du)	30,000

Table 4.14.G: Sewer Generation Estimates

Planning Area	Land Use	Average Day Flows (gpd)
A11	Mixed Use (860,879 sf retail, 180,000 sf office)	134,531.85
A12	Medium Density Residential (136 du)	40,800
B1	Medium Density Residential (143 du)	42,960
B3	High Density Residential (136 du)	40,800
B5	High Density Residential (146 du)	43,800
B7	Medium Density Residential (298 du)	89,280
B8	Low Density Residential (347 du)	104,220
	Phase 4 Subtotals	**933,191.85**
	Total	**2,648,231.9**

Source: *Technical Memorandum La Entrada Wastewater Study,* Appendix K, RBF Consulting (June 2013).
[1] Although there are five phases associated with the La Entrada Specific Plan, the sewer phasing is divided into four phases as identified in the sewer infrastructure only.
du = dwelling units
gpd = gallons per day
sf = square feet

As identified in Table 4.14.G, it is anticipated that up to 2,648,232 gpd or 2.65 mgd of wastewater could be generated by the Specific Plan land uses. As identified in the project sewer study, the CSD would provide treatment of wastewater for the proposed Specific Plan site.

The proposed project's sewer system would be constructed in phases. The first phase would include one connection to the City's existing sewer system at an existing lift station wet well along Polk Avenue. A 24-inch diameter underground pipeline would extend to the south along an easement to Avenue 52. The gravity main would continue east and cross the Coachella Canal to the existing lift station at Polk Street and Avenue 52. Subsequent development phases would implement other sewer lines, including the 24-inch pipeline, within the proposed extension of Avenue 50 to the north and terminating with a deep manhole in the Central Village area. This would be the main collection source for the project site. All sewer lines would be constructed with the proposed road ROW (within roads in Specific Plan, and within Avenue 52 (from the existing lift station to the area proposed for the extension of Avenue 52). Infrastructure improvements related to the proposed project's sewer system would not result in significant environmental impacts because the ROW would already be disturbed during grading, street construction, and potential trenching activities (analyzed in other topical sections of this EIR).

As indicated in the *Technical Memorandum La Entrada Wastewater Study* (RBF Consulting, June 2013) prepared for the proposed project, the existing lift station would be able to accommodate wastewater from the proposed project. However, the WWTP, which would receive wastewater from the lift station, would require an expansion to accommodate the project before complete build out of the Specific Plan area. Specifically, depending on the progress of other land development noted above and the capacity of the WWTP, the City may have to expand the WWTP or make other changes in its wastewater system to accommodate project development that occurs after 60 percent build out of the Specific Plan.

A combination of funding sources may be utilized for the construction of public infrastructure features including sewer treatment facilities. As noted in the Specific Plan, gravity sewer lines to service the planning areas will range from 12 to 15 inches in size and would be located in the project's backbone streets.[1] For sewer facilities, such as the WWTP that would be affected by the proposed project, a fair-share amount is typically contributed by the project applicant to the City's sewer program, usually in the form of a Development Impact Fee. Funds received as part of a city-wide development mitigation program can be spent on any public utility projects within the city's jurisdiction that have been listed in the city's program documentation (e.g., a Capital Improvement Plan (CIP) or a utility facility project list). As discussed earlier and summarized in Table 4.14.B, the City assesses fees on new development for both water and sewer connections. The sewer connection fees fund construction of incremental expansions of the sewage system to ensure that adequate capacity exists for future development. The timing of improvements to the sewer system and WWTP 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 or sewer mainline is forecast to exceed existing capacity.

The City is currently in the process of updating its Master Sewer Plan. The updated plan is expected to be completed in December 2013 and presented to the City Council in early 2014. At this time, the description and timing of expansions and improvements associated with the WWTP are currently unknown. The Sewer Master Plan will include wastewater flow average volume and peak rate projections in the City of Coachella Sanitation District service area through 2030, including build out of the General Plan (which includes the previously approved McNaughton Specific Plan) and assuming a total population of 120,000 people in the service area. Although it is anticipated that the City's CIP and Sewer Master Plan would identify the need for expansion of the WWTP, there is no guarantee that any planned expansion of the WWTP would be completed at the time that capacity is needed after 60 percent build out of the Specific Plan. When development plans are submitted for individual parcels within the Specific Plan area, the City's Sanitation Division will review them to determine whether the existing conveyance system capacity constraints would limit its ability to provide sewer service, and will identify specific upgrades that may be necessary to provide sufficient capacity to support the individual development projects in the Specific Plan area. If the planned expansions of the WWTP do not occur, then the WWTP would not be able to accommodate the anticipated wastewater generation associated with full build out of the Specific Plan. For this reason, impacts are considered significant, and mitigation is required.

The project applicant would be conditioned to pay all applicable Development Impact Fees related to sewer infrastructure. All development applications as part of the proposed Specific Plan would be conditioned to construct all associated sewer lines and infrastructure needed to serve the planned development areas. All sewer facilities and connections would be designed and installed consistent with the City's requirements. Nonetheless, the payment of sewer connection fees and installation of sewer connections and facilities would not be sufficient to reduce the project impacts related to wastewater treatment to below a level of significance if the capacity of the WWTP is not expanded.

[1] *Section 2.8 – Sewer Concept Plan,* La Entrada Draft Specific Plan RBF Consulting, Inc., April 2013.

Threshold 4.14.11: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs

Significant Adverse Impact. Burrtec Waste Industries would provide solid waste and recycling services to residents and businesses on the Specific Plan site. Solid waste generated by the project land uses would be sent to the Coachella Valley Transfer Station. This facility currently processes 700 tpd, with a maximum capacity of 1,100 tpd. Solid waste from the proposed project would be sorted there and nonrecyclable materials would be deposited in the Badlands or Lamb Canyon Sanitary Landfills.

Build out of the proposed project would generate approximately 98.7 tpd of solid waste as shown in Table 4.14.H. Because the permitted daily capacities for the Badlands and Lamb Canyon Sanitary Landfills are 4,000 and 3,000 tpd, respectively, the total solid waste generated at project build out would represent approximately 2 (98.7/4,000 = 0.02) and 3 percent (98.7/3,000 = 0.03) of the maximum daily permitted capacity of the Badlands and the Lamb Canyon Sanitary Landfills, respectively.

Table 4.14.H: Generation of Solid Waste at Project Build Out

Solid Waste Generation	Generation Rate[1]	Project Development	Solid Waste Generation	Total Solid Waste Generation
Residential	0.41/tons/unit/year	7,800	3,198 tons/year	8,76 tons/day
Mixed Use				
Commercial	0.024/tons/square feet/year	1,260,879	30,261 tons/year	82.91 tons/day
Office	.006/lb/square feet/day	250,000	1,500 tons/year	4.11 tons/day
School	1/lb/student/day	5,837	5837 lbs/day	2.92 tons/day[2]
Total				**98.7tons/day**

Source: LSA Associates, Inc. (May 2013).
[1] Riverside County General Plan, Final EIR, http://www.rctlma.org/genplan/content/eir/volume1.html#4.15.3, accessed May 13, 2013.
[2] 1 ton = 2,000 lbs.
EIR = Environmental Impact Report
lbs = pounds

The proposed project would implement Sustainable Community Design Strategies related to materials efficiency. Specifically, the proposed project would incorporate on-site and/or off-site separation of solid wastes, recyclable paper, plastic, glass, metal objects, and compostable organic materials. This separation of materials would be consistent with the City's recycling services and would help achieve the State's goal of 75 percent diversion of solid waste to landfills. In addition, the proposed project would require on-site infrastructure materials to include recycled content materials, post-consumer recycled materials, and reclaimed materials to the extent feasible and available.

The proposed project would generate a less than significant proportion of solid waste compared to the total permitted daily capacity of both landfills and would implement waste reduction strategies to reduce the amount of solid waste generated. As previously noted, the closure dates for the Badlands and the Lamb Canyon Sanitary Landfills are 2024 and 2021, respectively. Because the proposed project would be implemented over 30 years, with completion estimated in 2045 and because Phases 1 and 2 are estimated to be completed by 2020 and 2025, respectively, the two landfills that would

serve the project site are anticipated to be closed prior to completion of project build out. As noted previously, both the Lamb Canyon and Badlands Sanitary Landfills have substantial potential for future expansion, which could potentially accommodate solid waste generated by the proposed project. However, there are no plans or permits currently in place to allow for such expansions. Therefore, solid waste impacts must be analyzed from a conservative approach and assume the closure of these two landfills as shown in the current Riverside County Waste Management Plan, Therefore, the proposed project would have a significant adverse impact related to solid waste subsequent to the closure of these landfills.

Threshold 4.14.12: Conflict with any federal, state, and local statues and regulations related to solid waste

Less than Significant Impact. Solid waste practices in California are governed by multiple federal, State, and local agencies that enforce legislation and regulations ensuring that landfill operations minimize impacts to public health and safety and the environment. Recycling plays an important role in how solid waste is managed by Burrtec Waste Industries. Burrtec Waste Industries emphasizes the importance of recycling because it reduces the demand on existing landfills and reduces the need for landfills. In addition, Burrtec Waste Industries maintains a goal of operating in a way to ensure the environment is preserved and sustained for future generations.[1]

It should be noted that the City complies with all federal, State, and local statutes and regulations related to solid waste. Specifically, as indicated in the Project Design Features, the proposed project would comply with solid waste diversion requirements established by California Green Building Standards Code (CalGreen), requiring the diversion of at least 75 percent of solid waste. As described previously, the City's Municipal Code requires all new construction to meet the State requirement (California Integrated Water Management Act of 1989) of at least 50 percent diversion for all construction waste. In addition, the proposed project would adhere to Sustainable Community Design Strategies for materials efficiency that would promote recycling and the reuse of materials within the project design. Therefore, the proposed project would comply with federal, State, and local statutes and regulations related to solid waste, and no mitigation is required.

Threshold 4.17.13: Not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed

Less than Significant Impact. Refer to Section 4.17, Water Supply, for a detailed analysis related to water supply and existing entitlements and resources.

Threshold 4.17.14: Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

[1] Burrtec Waste Industries, Organic and Food Waste Recycling, http://www.burrtec.com/organic-and-food, accessed April 24, 2013.

Less than Significant Impact. Refer to Section 4.17, Water Supply, for a detailed analysis related to existing water facilities.

4.14.8 Mitigation Measure

There is no mitigation available for the significant adverse impacts of the proposed Specific Plan related to fire, police, and libraries, sold waste and wastewater services.

4.14.9 Cumulative Impacts

For the analysis of public services and utilities, the study area considered for the cumulative impact of other projects consisted of: (1) the area that could be affected by future proposed project activities, and (2) the areas affected by other projects whose activities could directly or indirectly affect the public services and utilities of the proposed project site within a service area.

Fire Protection. The geographic area for cumulative analysis of fire protection services is defined as the service territory for RCFD. RCFD anticipates cumulative demand in order to plan for overall service. Although the RCFD is currently meeting its response time objectives, it is anticipated that there would be an overall increased demand for fire protection services as a result of project build out. Therefore, the proposed project would result in a need for new fire facilities. The proposed project would reserve a site within the Central Village that would accommodate the future development of a fire station. Therefore, development of this fire station would reduce the proposed project's cumulative impact on fire facilities to less than significant levels. Furthermore, payment of Fire Facility Impact Fees would reduce long-term impacts to fire facilities to less than significant levels. However, even with the development of the proposed fire station and payment of impact fees, the project impacts to fire services would temporarily be cumulatively considerable.

Police Protection. The geographic area for cumulative analysis of police protection services is defined as the service territory for the RCSD. The CPD currently contracts with the RCSD to provide service to the City. RCSD anticipates cumulative demand in order to plan for overall service. Neither the CPD nor the RCSD are currently meeting their staffing objectives. Accordingly, the proposed project has been designed to provide a site for a future police station during Phase 2. Development of the proposed police station would reduce the proposed project's impact on police services to a less than significant level. In addition, payment of the Police Impact Fees would reduce the proposed project's long-term impacts to a less than significant level. However, even with the development of the proposed police station and payment of Police Impact Fees, the proposed project's contribution to cumulative impacts would temporarily be cumulatively considerable.

Public Schools. The geographic area for cumulative analysis of school services is defined as the service territory of the CVUSD. As indicated by the CVUSD, schools within the CVUSD are currently over capacity. In addition, the proposed project would result in a substantial population increase that would generate approximately 5,837 new students. The proposed project has been designed to provide sites for the development of three elementary schools and one middle school that

would accommodate project-related increases in student enrollment. Until these schools are built in Phases 2 and 3, the proposed project would result in an increased demand on existing school facilities within the CVUSD. In addition, the proposed project would not include the development of a high school to accommodate the 1,575 high school students generated at project build out. Therefore, project development would lead to an increased demand on existing high school educational facilities. However, although payment of School Impact Fees, which would provide for the future development of school facilities, and the development of the proposed schools would mitigate long-term impacts related to school facilities, the proposed project would result in cumulatively considerable short-term impacts to school facilities until the new schools are constructed and operational.

Library Services. The geographic area for cumulative analysis of library services is defined as the service territory of the RCL. As stated above, the RCL requires 0.5 sf and 1.2 library materials per resident to meet library service demands within the County. The proposed project would generate additional demand for library services that would exceed the RCL's ability to meet the project demand with existing library services. Therefore, because the proposed project does not plan for the future development of a library, impacts related to library services as a result of project development are considered significant and adverse. However, the proposed project would require the payment of Library Impact Fees, which would provide for the future development of library services, the proposed project's contribution to cumulative impacts to library services would be significant until additional library facilities are constructed and operational.

Public Transportation. The geographic area for cumulative analysis of transit services is defined as the service territory for Sunline Transit Agency, which encompasses the entire City. Transit services in the vicinity of the proposed project site are not operating beyond capacity. Based on the scale and size of past, present, and reasonably foreseeable projects that would utilize the same transit services as the proposed project, these projects are not anticipated to exceed the capacity of those bus services, and no cumulative impacts are anticipated. In addition, the proposed project would include NEVs and bicycle facilities that would help reduce demands on the existing public transportation system. Therefore, the proposed project is not expected to have a significant impact on the provision of transit services in the City or the area surrounding the project site. Any increase that does result from implementation of the proposed project would be incidental and not cumulatively considerable because transit services would not be adversely impacted by the proposed project.

Cable, Telephone, and Internet. The geographic area for cumulative analysis of cable, telephone and internet services is defined as the service territory for Time Warner Cable and Verizon. These services are not operating above capacity; however, both Time Warner Cable and Verizon would extend current facilities to meet project service demands. With these infrastructure improvements, these service providers are anticipated to meet cumulative demands associated with past, present, and future development within the project area. Therefore, the proposed project's impacts related to cable, telephone, and internet service would not be cumulatively significant.

Storm Water. The geographic area for the cumulative analysis for storm water drainage impacts includes the City and the Whitewater Watershed. The proposed project, when considered with each of

the cumulative projects, could potentially increase the volume of storm water runoff and contribute to pollutant loading in runoff reaching the Whitewater River, resulting in potential cumulative hydrology and surface water quality impacts. However, as discussed further in Section 4.9, Hydrology and Water Quality, implementation of mitigation to collect, control, and treat storm water flows on the project site would reduce these cumulative impacts to a less than significant level.

Wastewater. The geographic area for the cumulative analysis for wastewater treatment is defined as the City and the CSD service territory. According to the information provided in the project-specific sewer study, the City's WWTP currently has a treatment capacity of 4.9 mgd and is currently processing an average flow of 2.9 mgd, leaving 2.0 mgd of available capacity. The City's General Plan EIR determined that the City's wastewater distribution and treatment system, with implementation of City policies requiring the provision of a wastewater collection and treatment system that supports existing and planned development within the City of Coachella, would be adequate to serve the City. The project applicant would be conditioned to pay all applicable Development Impact Fees related to sewer infrastructure. All development applications as part of the proposed Specific Plan would be conditioned to construct all associated sewer lines and infrastructure needed to serve the planned development areas. All sewer facilities and connections would be designed and installed consistent with the City's requirements. Nonetheless, the payment of sewer connection fees and installation of sewer connections and facilities would not be sufficient to reduce the project impacts related to wastewater treatment to below a level of significance if the capacity of the WWTP is not expanded, As a result, if the WWTP is not expanded by the end of Phase 4, buildout of the Specific Plan, when considered with the demand for wastewater treatment by other projects in the CSD service area, could not contribute to a long-term cumulatively significant impact related to the capacity of the WWTP until the WWTP is expanded.

As previously noted, WDR Order No. R7-2005-0083 specifies effluent limitations, prohibitions, specifications, and provisions necessary to protect the beneficial uses of the surface and ground waters within the Colorado River Basin Region. All wastewater discharged from the City's POTW is required to meet the wastewater treatment requirements established by the Colorado River Basin RWQCB through WDR Order No. R7-2005-0083 (NPDES Permit No. CA0104493). As the wastewater from all development within the service area of WWTP would be similarly treated under the NPDES, no cumulatively significant exceedance of Colorado River Basin RWQCB wastewater treatment requirements would occur. The proposed project would not result in significant cumulative impacts to wastewater treatment or wastewater treatment facilities.

Electricity. The geographic area for the cumulative analysis of impacts to the provision of electricity is the service territory of IID. The proposed project would increase electrical demand in the area by 7,560,220 kWh per month. Therefore, IID would install two substations and extend transmission lines to include the proposed project IID's looped transmission system. These infrastructure improvements would ensure that IID has adequate capacity to handle the increase in electrical demand resulting from the proposed project. In addition, specific energy reduction measures would be incorporated into the proposed project. For example, the proposed project would install photovoltaic panels to reduce energy consumption. Therefore, the proposed project's contribution to increased demand for electricity would not be cumulatively considerable.

Natural Gas. The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for SGC. The proposed project would result in a total natural gas demand of 24,512,076 cf per month at project build out. SCG would build a gas rectangular station near an existing transmission line to provide a natural gas source to serve the project site. Construction of this *gas rectangular station* would ensure sufficient gas supplies to serve the project site. Therefore, the proposed project's contribution to increased demand for natural gas would not be cumulatively considerable.

Solid Waste. The geographic area for the cumulative analysis of impacts to solid waste disposal capacity is the service area for Burrtec Waste Industries. As stated previously, the proposed project would generate approximately 98.7 tpd of solid waste at project build out. Therefore, the proposed project in combination with other past, present, and reasonably foreseeable projects within the County, would result in increased demand on landfills and solid waste services in the County. Based on their current capacities, the Lamb Canyon and Badlands Sanitary Landfills are scheduled to close in 2021 and 2024, respectively. Although the proposed project would comply with solid waste diversion regulations, because the landfills serving the proposed project would close prior to project build out of the Specific Plan land uses, the proposed project's contribution to cumulative impacts related to solid waste would be significant and adverse.

4.14.10 Significant Unavoidable Adverse Impacts

The proposed Specific Plan would result in significant unavoidable adverse impacts related to fire, police, library, solid waste, and wastewater services. However, impacts related to police and fire are considered short term and would be mitigated subsequent to the construction and operation of planned facilities on the reserved sites included as part of the La Entrada Specific Plan. The proposed project would result in significant adverse unavoidable impacts related to solid waste and wastewater because there are no feasible mitigation measures available to offset those impacts. The proposed project would also contribute to significant adverse cumulative impacts related to wastewater.

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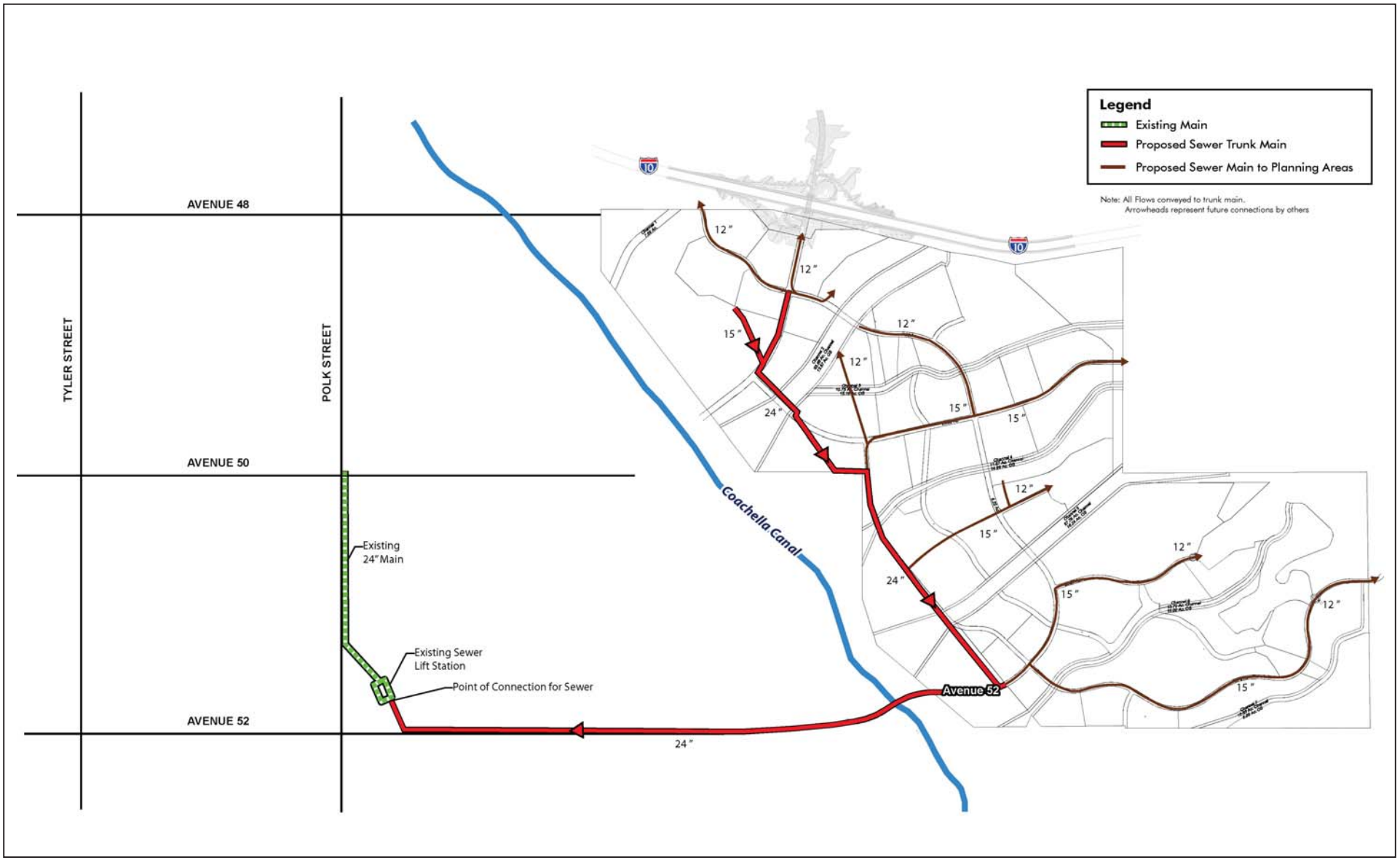

LSA

FIGURE 4.14.1

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SOURCE: RBF La Entrada Specific Plan

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La Entrada Specific Plan

Conceptual Sewer Plan

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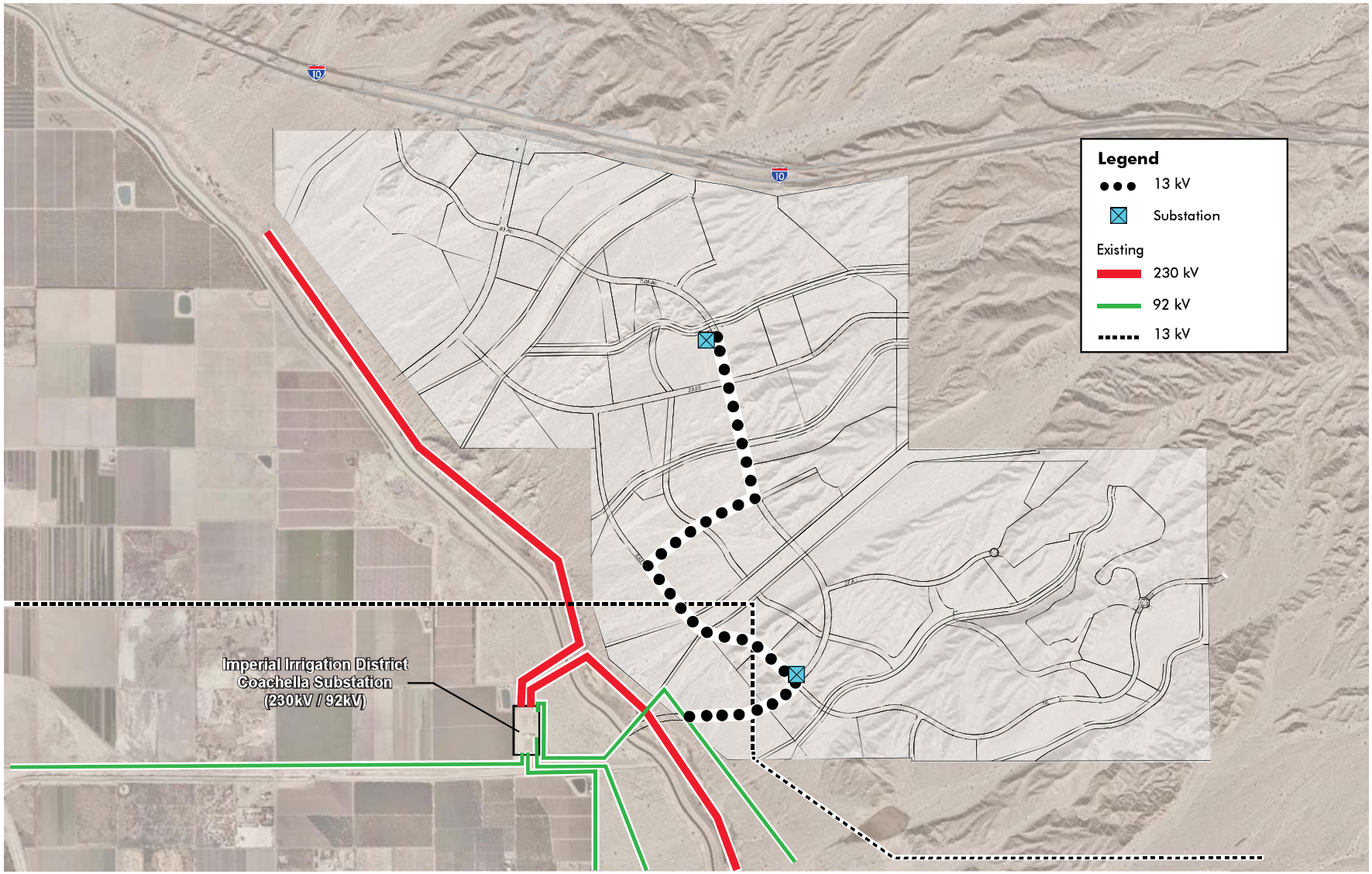

LSA

FIGURE 4.14.2

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SOURCE: RBF La Entrada Specific Plan

I:\CLA1201A\G\Electrical Infrastructure Improvements.cdr (6/4/13)

La Entrada Specific Plan

Proposed Electrical Infrastructure Improvements

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