



City Council Chamber
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 17, 2024
6:00 PM

<p>In-Person Meeting Location:</p> <p>Civic Center 53990 Enterprise Way, Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p>Webinar ID: 845 4425 7915 Passcode: 380084</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
--	---

- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the **"Watch Council Meetings"** tab located on the home page, and then clicking on the "live" button.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes March 20, 2024

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. CUP 364 1-Year Time Extension – AMPM – Type 21 Alcohol Sales for the 1-year time extension for CUP 364 for (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store at 48055 Grapefruit Blvd. Applicant: GSC & Son Corporation
3. Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consists of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. HCM Development (Applicant).

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs.
5. La Mango – Type 40 ABC License
Conditional Use Permit No. 378 to allow liquor sales (ABC Type 40, On-Sale Beer) within a 1,711 SF restaurant located at 51704 Cesar Chavez Street. Applicant: Arlent Irani Torres Cardenas
6. Encanto Project Change of Zone No. 24-01, Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04 a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



City Council Chamber
1515 6th Street, Coachella,
(760) 398-3502 ♦
www.coachella.org

AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

17 de Abril, 2024
6:00 PM

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,* 380084# US

O teléfono:

Us: +1 669 900 6833

ID del webinar: 845 4425 7915

Código de acceso: 380084

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA

AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 20 de Marzo 2024.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

2. AMPM - Permiso de Uso Condicional No. 364 para Venta de Alcohol Tipo 21, Extensión de Tiempo de 1 Año. El proyecto consiste en una extensión de tiempo de 1 año para el CUP 364 para (Licencia ABC Tipo 21, Venta Fuera General) en la tienda de conveniencia "AMPM" en un edificio comercial existente ubicado en 48055 Grapefruit Blvd. GSC & Son Corporation (Solicitante)
3. Revisión Arquitectónica No. 22-12 para Extensión de 1 Año para los Apartamentos Coachella Valley. El proyecto consiste en un desarrollo propuesto de una comunidad cerrada residencial multifamiliar de 242 unidades con 15 edificios con un total de 223,740 pies cuadrados en 9.7 acres de terreno baldío localizado cerca de la esquina suroeste de Van Buren Street y Avenue 48.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

4. AR No. 23-14 CUP 375 Estacionamiento del Centro Islámico de Coachella para la construcción de un estacionamiento para servir al edificio existente de la Sociedad Islámica de Coachella de Palm Springs en 84650 49th Avenue. Solicitante: Sociedad Islámica de Palm Springs
5. La Mango - Permiso de Uso Condicional No. 378 para Licencia ABC Tipo 40. El proyecto consiste en (Licencia ABC Tipo 40, Venta de Cerveza) en el restaurante existente La Mango en un edificio

comercial existente ubicado en 51704 Cesar Chavez Street. Arlent I Torres Cardenas (Solicitante)

6. Encanto CZ No. 22-04. TTM No. 38429, CUP 376 AR 22-11, EA 22-04 la subdivisión propuesta de 19.2 acres en 111 lotes unifamiliares, incluyendo hasta 81 unidades de vivienda accesorias, cambiando la zona existente de Regional Comercial (R-C) a Regional Comercial-Desarrollo de Unidad Planeada (R-C-PUD), revisión arquitectónica para 4 planos de casas residenciales unifamiliares localizadas en un terreno al oeste de la calle Van Buren, al sur de la avenida 51 y al norte de la avenida 52, APN # 779-360-001 Joseph Rivani, Global Investment and Development (Solicitante).

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



City Council Chamber
1515 6th Street, Coachella, CA
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

March 20, 2024
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Public comments may be received via email, telephonically, or via zoom with a limit of 250 words, or three minutes:

In real time:

If participating in real time via zoom or phone, during the public comment period, use the “raise hand” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.

In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez.

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez, Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.
*Jesus Medina, Information Technology Technician

SPECIAL ORDER OF BUSINESS:

Selection of Planning Commission Chair and Vice-Chair.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO NOMINATE VICE CHAIR HERNANDEZ FOR CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Vice Chair Hernandez, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO NOMINATE CHAIR GONZALEZ FOR VICE-CHAIRPERSON.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Vice Chair Hernandez, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Ramirez, Vice Chair Gonzalez, Chair Hernandez, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.
ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 21, 2024.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Vice Chair Gonzalez, Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, and Chair Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

2. Special Planning Commission Study Session Minutes – February 29, 2024.

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Vice Chair Gonzalez, Commissioner Murillo, Commissioner Ramirez, Commissioner Arvizu, and Chair Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

3. Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consisting of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue.

Gabriel Perez, Development Services Director, requested that the agenda item be moved to the next Planning Commission Meeting of April 17, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO MOVE THE AGENDA ITEM TO THE NEXT PLANNING COMMISSION MEETING OF APRIL 17, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Variance 23-04 – Rochin, Setback. A request for a for five foot five inch rear yard setback variance and five percent lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:11pm by Chair Hernandez

Ramon Rochin, Applicant, spoke and provided comments.

Public Hearing Closed at 6:12pm by Chair Hernandez

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-02 APPROVING VARIANCE 23-04 TO ALLOW FOR A FIVE FOOT FIVE INCH REAR YARD SETBACK VARIANCE AND FIVE PERCENT LOT COVERAGE VARIANCE FOR AN EXISTING 644 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48440 CHARLTON PEAK STREET WITH THE FOLLOWING SUGGESTION TO STAFF:

- HOLD COMMUNITY EDUCATIONAL FORUMS ON BUIDLING PERMITTING REQUIREMENTS EACH QUARTER

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Hernandez, Vice Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs

Adrian Moreno, Associate Planner, requested that the agenda item be continued for the next Planning Commission Meeting of April 17, 2024.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY VICE CHAIR GONZALEZ TO CONTINUE THE ITEM TO THE NEXT PLANNING COMMISSION MEETING OF APRIL 17, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

6. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:37pm by Chair Hernandez

Mike Harrison, Applicant, spoke and provided comments.

Aaron Hillman, Landscape Architect with Coach RV LLC, spoke and provided comments.

Public Hearing Closed at 6:41pm by Chair Hernandez

IT WAS MOVED BY VICE CHAIR GONZALEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-08 APPROVING CONDITIONAL USE PERMIT NO. 308 AND ARCHITECTURAL REVIEW NO. 18-18 MODIFICATION TO EXTEND THE ALLOWABLE TIME PERIOD OF LODGING BEYOND 30 DAYS AND MINOR MODIFICATIONS TO THE LANDSCAPE PLAN FOR A NEW 469-SPACE RECREATIONAL VEHICLE (RV) CAMPGROUND, COACHELLA LAKES RV RESORT, WITH AVERAGE STALL SIZES OF 2,580 SQ. FT., INCLUDING A 1,400 SQ. FT. CLUBHOUSE, THREE LAUNDRY/RESTROOM BUILDINGS, WITH PRIVATE STREETS AND COMMON AREA WITH THE FOLLOWING CONDITIONS:

- PLACE A CAP OF 35% FOR RV STAYS LONGER THAN 30 DAYS.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

INFORMATIONAL:

5. Director's Development Updates

- Summary of events:
 - March 23, 2024 – Mariachi Festival at Veteran's Park.
 - March 28, 2024 – Senior Inspiration Awards
 - April 18, 2024 – Farmchella at Veteran's Park
 - May 3 to May 24, 2024 – Movies at the Park
 - July 3, 2024 – Fourth of July event at Bagdouma Park

- City Council approved a façade improvement program for businesses along Cesar Chavez Street from 6th Street to Avenue 52 that will lead to improvements along the corridor.

Respectfully Submitted by,

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:00 PM

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: CUP 364 1-Year Time Extension – AMPM – Type 21 Alcohol Sales for the 1-year time extension for CUP 364 for (ABC License Type 21, Off-Sale General) at the “AMPM” convenience store at 48055 Grapefruit Blvd. Applicant: GSC & Son Corporation

STAFF RECOMMENDATION:

At the request of the applicant, Staff will table the application for the 1-year time extension CUP 364 for (ABC License Type 21, Off-Sale General). Staff informed the applicant that the approval of CUP 364 would expire within 1-year of approval, on April 19, 2024. The applicant submitted an application for a 1-year extension; however, upon staff review of the Conditional Uses Ordinance, we informed the applicant that the project would have a 2-year period before the project expires, on April 19, 2025. As a result, Staff will provide the applicant a refund of the application fees and the project will be tabled.



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

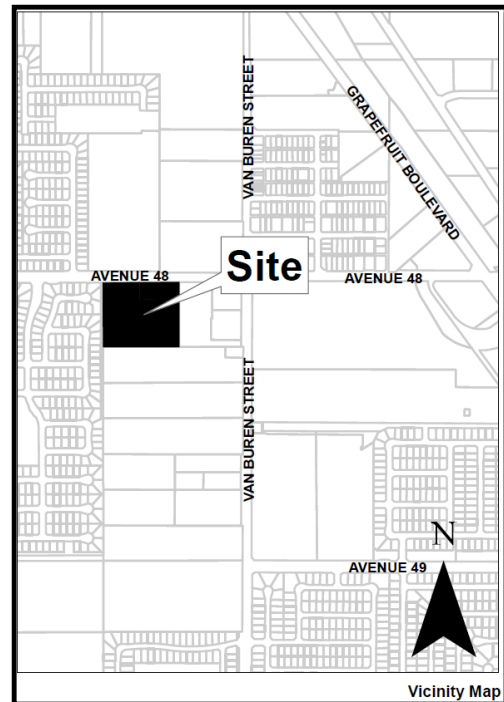
FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consists of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48. HCM Development (Applicant).

EXECUTIVE SUMMARY:

HCM Development requests Planning Commission approval of the first 1 year time extension of Architectural Review No. 22-12 for the Coachella Village Apartment project on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48 a proposed development of consisting of:

- 242-unit multi-family residential gated community with fifteen 2-story and 3-story buildings totaling 223,740 square feet with 1 to 4 bedroom units (9 floor plans) ranging in size from 527 square feet to 1,654 square feet.
- A 3,000 square foot daycare facility
- A 5,000 square foot Recreation Building, pools/spas, an onsite retention basin, and pedestrian walkways throughout the site.
- Variance request to reduce the minimum dwelling unit size of 750 square feet for the one-bedroom units to 537 square feet and reduce off-street parking to reduce parking by fifteen percent (15%) from 519 required spaces to 445 provide spaces.



Staff recommends that this item is tabled as the Ordinance No. 1195 adopted by the City Council on June 22, 2022 modified C.M.C. Chapter 17.72 Architectural Review allowing an Architectural Review permit to be effective for two years. The conditions of approval incorrectly stated that the Architectural Review was effective for 12 months.

BACKGROUND:

The Coachella Village Apartments project is proposed for development of a 9.69-acre site with a multi-family residential development consisting of 242 dwelling units and various recreational amenities. The Planning Commission first considered and recommended approval of the project to the City Council on November 15, 2017 the City Council. The project required City Council approval since the Architectural Review was also accompanied by a Change of Zone to modify the site zoning from General Commercial (C-G) zone to the Residential Multiple Family (R-M) zone. The project was considered and approved by the City Council on January 17, 2018. The Change of Zone was adopted by Ordinance and is in effect. The applicant submitted engineering and building plans, which have been approved. Engineering and Building permits could not be issued due to the Architectural Review No. 17-12 expiration on January 17, 2019 (expiration occurs 12 months from the approval date of January 17, 2018) and required new approvals by the City. Architectural Review No. 22-12 and Variance No. 22-04 were submitted by the applicant for the same project with no proposed modifications and approved by the Planning Commission December 6, 2022. The applicant request a one year time extension to December 6, Staff does not propose any new modifications to the project or the conditions of approval and recommends the Planning Commission approve the original project design.

Figure 1: Site with Proposed Development



Project Description:

HCM Development proposes a multi-family residential development (market-rate) consisting of 15 buildings totaling 223,740 square feet. The project also includes the following amenities: a 3,000 square foot daycare facility with outdoor play area, a 5,000 square foot Recreation Building, a pool and spa, and various other recreational amenities for residents throughout the site.

For the residential component of the project, nine different floor plans with efficiency units and up to 4 bedrooms, ranging between 527 square feet and 1,654 square feet are proposed. The buildings will be a mix of 2-story and 3-story buildings with a maximum building height of 35 feet, which is under the City's maximum allowed height in the proposed R-M zone of three stories or 45 feet, thereby meeting the maximum height requirement. The applicant is required to submit a CUP application for the development of the daycare facility onsite within the proposed zoning designation.

Open Space and Recreation

Pedestrian circulation will be developed to provide access throughout the site. Outdoor areas will be provided between buildings and interconnected by the proposed pedestrian circulation to provide readily available open space areas for residents to utilize. Additionally, a 5,000 square foot recreation building will be constructed west of the main entrance to the project site that will include additional amenities for residents on the project site. A pool and a spa will be developed next to the proposed recreation building and an additional pool will be developed in the southeast portion of the site. The exhibits below show the common open space areas, including two swimming pools, two garden courtyards between buildings, and the common-area retention basin with picnic amenities.

Figure 2: Proposed Main Community Pool Area



Daycare Facility

A new building for a future daycare facility will be developed east of the main project entrance in the northeast corner of the project site. The building is proposed to be 3,000 square feet with an adjacent 2,000 square foot playground area to be utilized solely by the daycare. The daycare facility will be developed as an amenity for the proposed projects and may only be utilized by residents of the proposed development. An application for conditional use permit will be required prior to operation of a daycare center at this location.

Hydrology

The project includes one retention basin located within the project site at the southeast corner of the project site. That portion of the project is .41 acres and it is also intended to be used as a picnic area and dog park. The detention basin will be landscaped as shown on the conceptual landscape plan and will also provide shade trees.

The City Engineer has reviewed the hydrology report submitted for this project and concurs with the plan as presented

Environmental Setting:

The proposed project is located on 9.69 acres of vacant land within the R-M (Residential Multiple Family) Zone. The site is designated “Neighborhood Center” on the 2035 Coachella General Plan. The surrounding land uses and zoning designations are as follows:

- North:** RH (Residential High District) within the City of Indio
- South:** Residential units and vacant land (A-T, Agricultural Transition).
- East:** Vacant land (C-G, General Commercial).
- West:** La Paloma Estates single family residential neighborhood (R-S, Residential Single Family).

General Plan Consistency:

The 9.7 acre site is designated Neighborhood Center on the Coachella General Plan. The Neighborhood Center designation is intended to create a concentration of commercial businesses and civic amenities-often mixed with multi-family housing-within convenient walking or biking distance of nearby neighborhoods. As is the case with this project, neighborhood centers are generally located fronting major roadways and are intended to balance the need to provide a comfortable, walkable environment for shoppers and diners.

The proposed project is consistent with the intent and purpose, intended physical character, allowed land uses, network and connectivity, street design, parks and open space and urban form guidelines as stated in the General Plan. As stated in the General Plan, the proposed development intensity is 15-40 DU/AC for residential uses and a FAR ratio of 0.5-1.5 for commercial uses. The commercial component of the Project meets the proposed FAR ratio of 0.5-1.5 and the proposed residential density consists of 24.97 DU/AC as required in the General Plan

Consistency with the Zoning Ordinance:

The proposed multi-family residential development will meet the City’s goals of establishing high-density residential developments in conjunction with neighborhood commercial services for key intersections within the City, as outlined for the Neighborhood Center designations. The project will reserve approximately 4 acres of future commercial at the intersection of Van Buren Street and Avenue 48. Additionally, there will be pedestrian connections requirements for multi-family residential with the proposed change of zone. Furthermore, with the approval of the proposed change of zone, the zoning designation on the proposed site will be in conformance, or concurrent with the adopted 2035 General Plan as adopted on April 22, 2015.

Circulation and Infrastructure

Proposed access to the site is from two locations, one at each end of the project. The main access point is at the east end of the project along Avenue 48 between the proposed 5,000 sf recreational building and the 3,000 sf daycare building. The other point of access is at the west end of the project where only residents will be able to access the project. Automated gates at the projects main entrances are proposed. The automated gate on the east entrance is beyond the round-about past the recreation building and the daycare building.

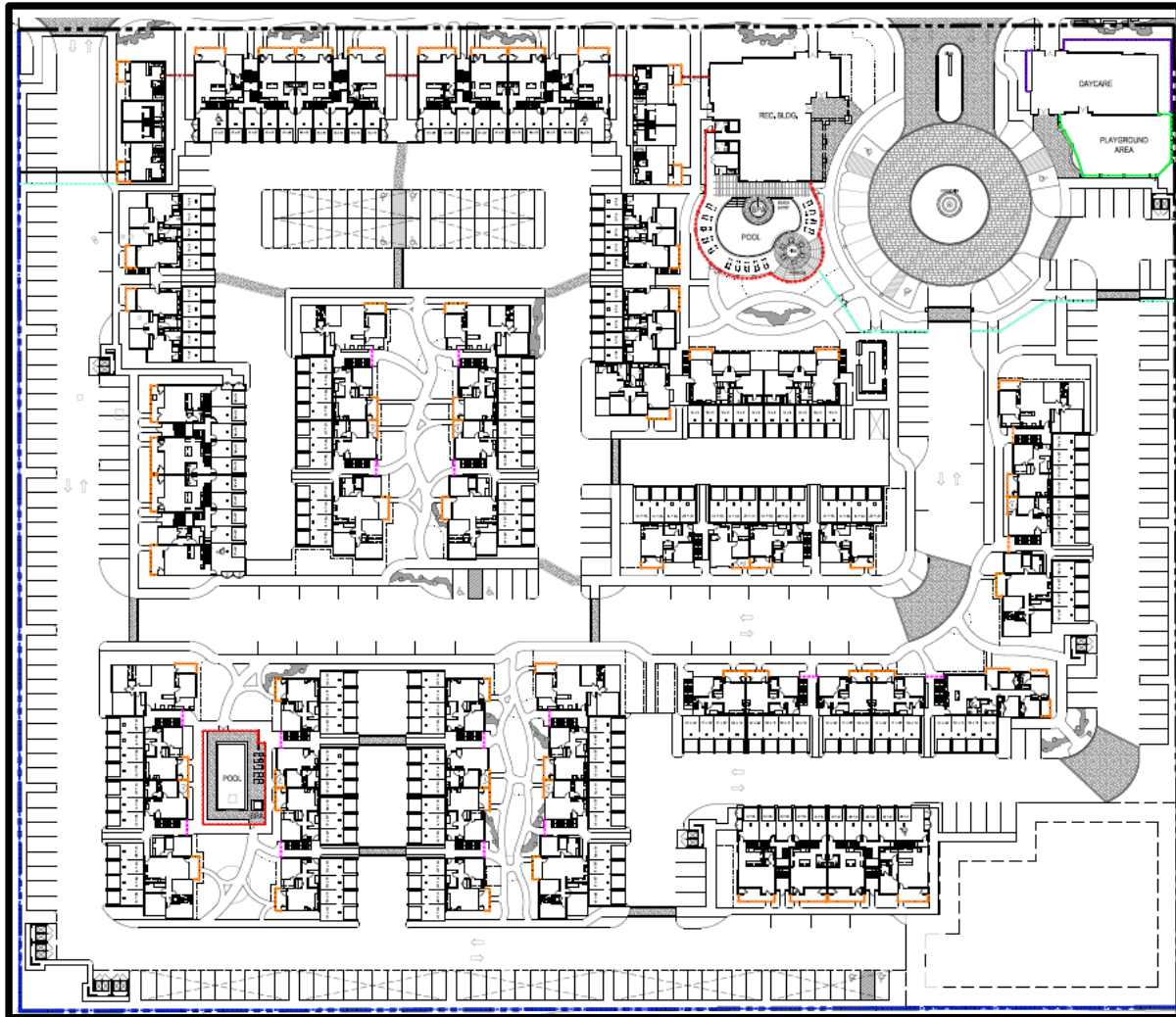
Landscaping

The project will provide landscaped area with Mediterranean Fan Palms, shrubs and ground cover along Avenue 48. Meandering sidewalks are proposed throughout the project within the landscaped areas adjacent to the street. A conceptual landscaping plan for the entire project is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of building permits for development within the project. Other planting material includes Desert Cassia, White Clouds, Yellow Bells, and Thread Leaf Agave.



Walls and Fencing

Block walls and wrought iron fencing will be used as reflected below. The legend identifies the perimeter fencing, pool column and fence, apartment walls, daycare wall, steel fence and proposed architectural entry wall and accent walls:



Architectural Theming:

The architecture of the proposed project is a contemporary Spanish Revival with a combination of hipped roofs with tile and flat parapet-wall roofs with varying roof lines. Mosaic tile is proposed as accents at the tower elements. Some units proposed chimneys with flat designs on some units and others with domes on top of the chimneys. The windows are a combination of “circle windows” and “rectangular windows” throughout. The architectural detailing is consistent generally on all four sides of the building. Each unit will be provided with a one car garage and additional covered parking is provided. Non-covered parking stall are also provided throughout the development. The proposed architectural building elevations and artist renderings of the proposed building are shown below:



Residential Layout/Architectural Theming;

In the tradition of the courtyard garden apartments, the proposed project utilizes a “green court” concept whereby the entrances to the homes and the balcony/patio areas face a common open space. Additionally, the homes are provided access off common private alleys as illustrated on the exhibit below.



VARIANCE REQUEST:

The project included a request for variance in order to deviate from the minimum number of parking spaces required for the development, and for reduced dwelling unit size. The project requires a minimum of 533 parking spaces and the project site provides for 445 spaces, that is the equivalent to 15% reduction in parking. The applicant is also requesting to deviate from the minimum 600 square feet for an efficiency unit to 527 square feet proposed in the project. The applicant is proposing a total of 75 efficiency units. A parking stall table and a unit size and bedroom number is provided below:

Table 1 – Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Zoning - <i>Multi-family:</i> 1 space per dwelling unit. 514 parking spaces required <i>Day Care:</i> 1 per faculty and 1 per 10 children. 10 parking spaces required	Total spaces: 445 spaces (15% reduction from required parking)	No
Unit Size	Zoning (R-M Zone)– <ul style="list-style-type: none"> • Efficiency 600 sq. ft. • 1-bedroom 750 sq. ft. • 2-bedroom 900 sq. ft. • 3-bedroom 1,050 sq. ft. • 4-bedroom 1,200 sq. ft. 	<ul style="list-style-type: none"> • Efficiency 527 sq. ft. proposed (75 units – 31%) • 2-bedroom of 925-1,075 sq. ft. (97 units – 40%) • 3-bedroom of 1,150-1,300 sq. ft. (33 units- 14%) • 4-bedroom of 1,350-1,500 sq. ft. (37 units – 15%) Total: 242 units -100%	No. Proposed 1 bedroom efficiency units are 63 sq. ft below minimum size requirement

In order to grant a variance, the Commission made the following findings in the affirmative, as specified in Section 17.76.020-B of the City Zoning Code.

- *That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter.*
- *That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity.*
- *That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*
- *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located*
- *That the granting of the variance will not adversely affect any element of the general plan.*

The City of Coachella General Plan allows high-density residential developments with commercial components within new developments. The proposed development will be one of the first developments with the high-density apartments and one of the first developments that will provide residential units at market rate (Currently all multi-family residential developments are subsidized affordable housing communities). The zoning code requires an efficiency unit to be a minimum of 600 square feet. The proposed 525 square foot one-bedroom units will attract the younger resident's desire for smaller units with a mix of units for start-up families with children. The parking reduction sought by the applicant is supported by the General Plan in that it encourages new developments designed with walkable communities in mind. The site is 1,200 lineal feet from Van Buren Elementary School, adjacent to Line 91 of Sun Line Transit, the completion of Avenue 48 Road Widening Project, which will provide for multi-modal transportation opportunities, and ridesharing opportunities at the main entrance of the site. By reducing the minimum one-bedroom size from 750 square feet to 525 square feet, and reducing the minimum number of parking stall required from 515 to 445 parking stalls, the proposed development will be in line with the objectives of the General Plan in high density development of 15-40 dwelling units per acre and in designing walkable communities supporting multi-modal transportation.

The proposed 242 units will alleviate the anticipated population growth in the City of Coachella in meeting the RHNA allocation assigned by SCAG of 7,886 new dwelling units to be developed between 2022-2030. Based on the construction trends of the past ten years, the demand for housing is anticipated to increase in the City.

Signage:

No signage is proposed with the development of the site. Section 17.56.010(G) of the zoning code allows multi-family for one identification monument sign of twenty (20) square feet (four

feet x five feet maximum) with a five feet maximum height. The recreational building and the daycare may be eligible for wall signage via a sign program which the applicant can submit at a later time. The sign program will be subject to the review and approval of the Planning Commission.

ENVIRONMENTAL REVIEW:

Environmental Assessment/Initial Study No. 17-05 was prepared and adopted January 17, 2018 for the subject project pursuant to the California Environmental Quality Act Guidelines. The project does not propose new changes since the original approvals of Architectural Review No. 17-12. Based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, it has been determined that the project will not have a significant impact on the environment and it would be appropriate to recommend adoption a Mitigated Negative Declaration for this project. The Mitigated Negative Declaration considered the impact of the project, and included several technical studies. A 30-day review period for the proposed Mitigated Negative Declaration commenced on October 19, 2017 and will end on November 8, 2017 for interested and concerned individuals and public agencies to submit written comments on the project.

A summary of mitigation measures, which upon implementation, reduces the impacts of the proposed project to a less-than-significant level are incorporated into the proposed conditions of approval and the Mitigation Monitoring and Reporting Program for the subject project. The developer will be under the same obligation implement these mitigation measures as any other conditions of approval for the project.

ALTERNATIVES:

- 1) Prepare a Resolution for the Planning Commission on May 1, 2024 approving Architectural Review No. 21-12 1-year time extension to December 6, 2025 with the findings and conditions as recommended by Staff.
- 2) Table this item and consider this item at a future Planning Commission near the expiration date of December 6, 2024 if determined by the Planning Commission that the extension of time is warranted.

RECOMMENDED ALTERNATIVE(S):

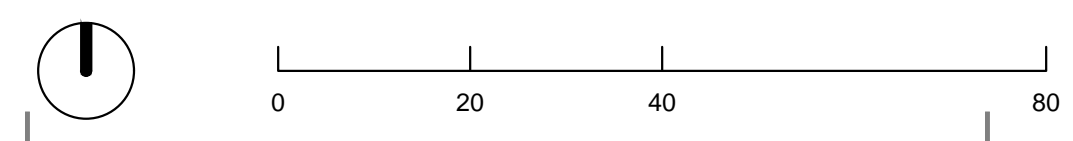
It is staff's recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the extension of time is not necessary at this time to ensure project permitting can occur, staff's recommendation is that the Planning Commission approve Alternative #2.

Attachments:

1. Development Plan Set – (Site Plan, Floor Plan, Elevations, Landscape Plan)



LEGEND:
 2 STORY: [Light Orange Box]
 3 STORY: [Yellow-Orange Box]
 DAY CARE: [Orange Box]
 REC. BLDG.: [Dark Orange Box]



CONCEPTUAL SITE PLAN

A1.0



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017

PROJECT SUMMARY:

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required (Inclusive) 401-500	9
Daycare parking Required (1 per faculty, 1 per 10 kids)	10
Total Parking Stalls Required(W/ 15% Reduction)	445
Accessible Stalls Provided (Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking (Inclusive)	25
Total Parking Stalls Provided(14.8% Reduction Applied)	445

Parking For 1Bed	125.25	at 1.67	Covered	75
Parking For 2Bed+	389.11	at 2.32	Covered	167
Total	514.36		Total	242

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
Total SF	223,740					

BLDGs	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
BLDG A (4 Buildings)	0	0	3	4	0	6	7	8	0	40
BLDG A Square Footages	0	0	1224	1271	0	1435	1465	0	0	
BLDG B (5 Buildings)	15	15	20	0	10	0	0	15	15	90
BLDG C (3 Buildings)	9	24	15	6	0	0	0	0	0	54
BLDG D (1 Building)	0	12	8	0	0	2	0	3	0	25
BLDG B , C & D Square Footages	527	725	925	975	1,025	1150	1300	1350	1500	
BLDG E (1 Building)	0	0	0	4	2	0	13	0	2	21
BLDG E -2 (1 Building)	0	0	0	0	4	0	6	0	2	12
BLDG E & E-2 Square Footages	527	725	925	975	1,025	1150	1300	1350	1654	
Total of Each SF Type Unit Provided	24	51	59	22	16	10	23	18	19	
Total No. of Units for All Buildings (15)	75		97			33		37		242
Percentage provided	31%		40%			14%		15%		100%

BLDG A - 3 STORY TOWNHOME			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	3,680	0	0	4	3	0	0	1	0	0	8
	2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
	3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
Total No. of Units	Total:	15,774	0	0	4	3	0	2	1	0	0	10
Total No. of Buildings 4			0	28			12		0		40	
Unit Mix			0.0%		70.0%			30.0%		0.0%		100.0%
Unit Net Rentable Area	0	0	1224	1271	0	1435	1465	0	0	0	0	
	0	0	4,896	3,813	0	2,870	1,465	0	0	0	0	
Total Net Rentable Area			8,709			4,335		0		13,044		
Average SF per Unit Type			1,244			0		1388				
Overall Average Unit SF			1304									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.1									

BLDG B			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,141	1	1	0	0	0	0	0	1	1	4
	2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
	3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
Total No. of Units	Total:	19,357	6		6			0		6		18
Total No. of Buildings 5			30		30			0		30		90
Unit Mix			33.3%		33.3%			0.0%		33.3%		100.0%
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	1,581	2,175	3,700	0	2,050	0	0	4,050	4,500			
Total Net Rentable Area			3,756			5,750			4,500		14,006	
Average SF per Unit Type			626			958						
Overall Average Unit SF			778									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

BLDG C			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	2,785	1	3	0	0	0	0	0	0	0	4
	2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
	3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
Total No. of Units	Total:	15,040	11		7			0		0		18
Total No. of Buildings 3			33		21			0		0		54
Unit Mix			61.1%		38.9%			0.0%		0.0%		100.0%
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	1,581	5,800	4,625	1,950	0	0	0	0	0			
Total Net Rentable Area			7,381			6,575			0		13,956	
Average SF per Unit Type			671			939						
Overall Average Unit SF			775									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

BLDG D			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,393	0	4	0	0	0	0	0	1	0	5
	2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
	3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
Total No. of Units	Total:	23,909	12		8			2		3		25
Total No. of Buildings 1			12		8			2		3		25
Unit Mix			48.0%		32.0%			8.0%		12.0%		100.0%
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	0	8,700	7,400	0	0	2,300	0	4,050	0			
Total Net Rentable Area			8,700			9,700			0		18,400	
Average SF per Unit Type			725			1,213						
Overall Average Unit SF			736									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			7.6									

BLDG E			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	8,288	0	0	0	0	0	0	5	0	2	7
	2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
	3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
Total No. of Units	Total:	28,100	0		6			13		2		21
Total No. of Buildings 1			0		6			13		2		21
Unit Mix			0.0%		28.6%			61.9%		9.5%		90.5%
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1654			
	0	0	0	3,900	2,050	0	16,900	0	3,308			
Total Net Rentable Area			0			22,850			3,308		26,158	
Average SF per Unit Type			0			3,808						
Overall Average Unit SF			1246									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			6.4									

BLDG E-2			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	5,668	0	0	0	0	0	0	2	0	2	4
	2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
	3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
Total No. of Units	Total:	18,774	0		4			6		2		12
Total No. of Buildings 1			0		4			6		2		12
Unit Mix			0.0%		33.3%			50.0%		16.7%		83.3%
Unit Net Rentable Area	527	725	925	975	1,000	1150	1300	1350	1654			
	0	0	0	0	4,000	0	7,800	0	3,308			
Total Net Rentable Area			0			11,800			3,308		15,108	
Average SF per Unit Type			0			2,950						
Overall Average Unit SF			1259									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.7									



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

PROJECT SUMMARY

A2.0



83755 COACHELLA VILLAGE ENTITLEMENT SUBMISSION

PREPARED AUG 26th, 2017

TABLE OF CONTENTS:

ARCHITECTURE

- A100 - TITLE SHEET & VICINITY PLAN
- A100.1 - PROJECT SUMMARY
- A101 - PERSPECTIVES
- A102 - PERSPECTIVES
- A103 - PERSPECTIVES
- A104 - PERSPECTIVES
- A105 - PERSPECTIVES
- A106 - PERSPECTIVES
- A107 - PERSPECTIVES
- A108 - PERSPECTIVES
- A109 - PERSPECTIVES
- A110 - PERSPECTIVES
- A200 - CONCEPTUAL SITE PLAN
- A200.1 - GROUND FLOOR PLAN
- A200.2 - KEY FLOOR PLAN
- A201 - BLDG A PLANS
- A202 - BLDG B PLANS
- A203 - BLDG C PLANS
- A204 - BLDG D PLANS
- A205 - BLDG E PLANS
- A206 - BLDG E-2 PLANS
- A207 - REC. BUILDING PLAN
- A208 - DAY CARE PLAN
- A300 - FRONT AND REAR BLDG. ELEVATIONS
- A300.1 - BUILDING SIDE ELEVATIONS

- A301 - BUILDING A ELEVATIONS
- A302 - BUILDING B ELEVATIONS
- A303 - BUILDING C ELEVATIONS
- A304 - BUILDING D ELEVATIONS
- A305 - BUILDING D ELEVATIONS
- A306 - BUILDING E ELEVATIONS
- A307 - BUILDING E ELEVATIONS
- A308 - BUILDING E-2 ELEVATIONS
- A309 - BUILDING E-2 ELEVATIONS
- A310 - REC. BUILDING ELEVATIONS
- A311 - DAY CARE ELEVATIONS
- A312 - MAIL ROOM ELEVATIONS
- A400 - SITE SECTIONS
- A500 - MATERIAL BOARD
- A600 - REFERENCE IMAGERY

LANDSCAPE

- L-1 - PRELIMINARY DESIGN
- L-1.1 - PRELIMINARY RENDERING
- L-2 - PROJECT ENTRY
- L-3 - APARTMENT PLANTING
- L-4 - APARTMENT AND BASIN PLANTING
- L-5 - PLANT MATERIAL

Civil Architects: The Altum Group

Palm Desert
73-710 Fred Waring Drive, Suite 219
Palm Desert, CA 92260

1(760)346-4750 Phone

info@thealtumgroup.com



Landscape Architects: Hermann Design Group

Palm Desert
77899 Wolf Road, Suite 102
Palm Desert, CA 92211

760-777-9131 Phone

info@hdg-inc.com



Planning/ Design Architects: KTGY group, Inc.

Los Angeles
12555 Jefferson Blvd., Suite 100
Los Angeles, CA 90045

310-394-2623 Phone

mgonzalez@ktgy.com

EXISTING VICINITY MAP

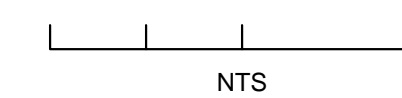
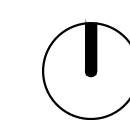


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



TITLE SHEET
SHEET INFORMATION

A100

PROJECT SUMMARY:

Parking Numbers	
Residential Parking Stall Required	514
Accessible Stalls Required (Inclusive) 401-500	9
Daycare parking Required (1 per faculty, 1 per 10 kids)	10
Total Parking Stalls Required(W/ 15% Reduction)	445
Accessible Stalls Provided (Inclusive) 2%	10
Daycare / Rec/Lobby/ Leasing Parking (Inclusive)	25
Total Parking Stalls Provided(14.8% Reduction Applied)	445

Parking For 1Bed	125.25	at 1.67	Covered	75
Parking For 2Bed+	389.11	at 2.32	Covered	167
Total	514.36		Total	242

Total Net Rentable	BLDG A (4)	BLDG B (5)	BLDG C (3)	BLDG D (1)	BLDG E (1)	BLDG E -2 (1)
5 Buildings Types	52,176	70,030	41,868	18,400	26,158	15,108
Total SF	223,740					

BLDGs	1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
	1	2	3	4	5	6	7	8	9	
BLDG A (4 Buildings)	0	0	3	4	0	6	7	8	0	40
BLDG A Square Footages	0	0	1224	1271	0	1435	1465	0	0	
BLDG B (5 Buildings)	15	15	20	0	10	0	0	15	15	90
BLDG C (3 Buildings)	9	24	15	6	0	0	0	0	0	54
BLDG D (1 Building)	0	12	8	0	0	2	0	3	0	25
BLDG B , C & D Square Footages	527	725	925	975	1,025	1150	1300	1350	1500	
BLDG E (1 Building)	0	0	0	4	2	0	13	0	2	21
BLDG E -2 (1 Building)	0	0	0	0	4	0	6	0	2	12
BLDG E & E-2 Square Footages	527	725	925	975	1,025	1150	1300	1350	1654	
Total of Each SF Type Unit Provided	24	51	59	22	16	10	23	18	19	
Total No. of Units for All Buildings (15)	75		97			33		37		242
Percentage provided	31%		40%			14%		15%		100%

BLDG A - 3 STORY TOWNHOME			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	3,680	0	0	4	3	0	0	1	0	0	8
	2nd Floor	6,050	0	0	0	0	0	0	0	0	0	0
	3rd Floor	6,044	0	0	0	0	0	2	0	0	0	2
Total No. of Units	Total:	15,774	0	0	4	3	0	2	1	0	0	10
Total No. of Buildings 4			0	28			12		0		40	
Unit Mix			0.0%	70.0%			30.0%		0.0%		100.0%	
Unit Net Rentable Area	0	0	1224	1271	0	1435	1465	0	0	0	0	
	0	0	4,896	3,813	0	2,870	1,465	0	0	0	0	
Total Net Rentable Area			0	8,709			4,335		0		13,044	
Average SF per Unit Type			0	1,244			0		1388			
Overall Average Unit SF			1304									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.1									

BLDG B			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,141	1	1	0	0	0	0	0	1	1	4
	2nd Floor	7,608	1	1	2	0	1	0	0	1	1	7
	3rd Floor	7,608	1	1	2	0	1	0	0	1	1	7
Total No. of Units	Total:	19,357	3	3	4	0	2	0	0	3	3	18
Total No. of Buildings 5			30	30			0		30		90	
Unit Mix			33.3%	33.3%			0.0%		33.3%		100.0%	
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	1,581	2,175	3,700	0	2,050	0	0	4,050	4,500			
Total Net Rentable Area			3,756	5,750			4,500		4,500		14,006	
Average SF per Unit Type			626	958								
Overall Average Unit SF			778									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

BLDG C			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	2,785	1	3	0	0	0	0	0	0	0	4
	2nd Floor	6,965	1	3	3	1	0	0	0	0	0	8
	3rd Floor	5,290	1	2	2	1	0	0	0	0	0	6
Total No. of Units	Total:	15,040	3	8	5	2	0	0	0	0	0	18
Total No. of Buildings 3			33	21			0		0		54	
Unit Mix			61.1%	38.9%			0.0%		0.0%		100.0%	
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	1,581	5,800	4,625	1,950	0	0	0	0	0			
Total Net Rentable Area			7,381	6,575			0		0		13,956	
Average SF per Unit Type			671	939								
Overall Average Unit SF			775									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			5.5									

BLDG D			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	4,393	0	4	0	0	0	0	0	1	0	5
	2nd Floor	9,758	0	4	4	0	0	1	0	1	0	10
	3rd Floor	9,758	0	4	4	0	0	1	0	1	0	10
Total No. of Units	Total:	23,909	0	12	8	0	0	2	0	3	0	25
Total No. of Buildings 1			12	8			2		3		25	
Unit Mix			48.0%	32.0%			8.0%		12.0%		100.0%	
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1500			
	0	8,700	7,400	0	0	2,300	0	4,050	0	0	0	
Total Net Rentable Area			8,700	9,700			0		0		18,400	
Average SF per Unit Type			725	1,213								
Overall Average Unit SF			736									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			7.6									

BLDG E			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	8,288	0	0	0	0	0	0	5	0	2	7
	2nd Floor	13,502	0	0	0	2	2	0	5	0	0	9
	3rd Floor	6,310	0	0	0	2	0	0	3	0	0	5
Total No. of Units	Total:	28,100	0	0	0	4	2	0	13	0	2	21
Total No. of Buildings 1			0	6			13		2		21	
Unit Mix			0.0%	28.6%			61.9%		9.5%		90.5%	
Unit Net Rentable Area	527	725	925	975	1,025	1150	1300	1350	1654			
	0	0	0	3,900	2,050	0	16,900	0	3,308			
Total Net Rentable Area			0	22,850			3,308		3,308		26,158	
Average SF per Unit Type			0	3,808								
Overall Average Unit SF			1246									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			6.4									

BLDG E-2			1 Bedroom Units		2 Bedroom Units			3 Bedroom Units		4 Bedroom Units		Total
Count Per Level		Gross Floor Area	A_A1	A_A2	B_B1	B_B2	B_B3	C_C1	C_C2	D_D1	D_D2	
Level	1st Floor	5,668	0	0	0	0	0	0	2	0	2	4
	2nd Floor	6,796	0	0	0	0	2	0	2	0	0	4
	3rd Floor	6,310	0	0	0	0	2	0	2	0	0	4
Total No. of Units	Total:	18,774	0	0	0	0	4	0	6	0	2	12
Total No. of Buildings 1			0	4			6		2		12	
Unit Mix			0.0%	33.3%			50.0%		16.7%		83.3%	
Unit Net Rentable Area	527	725	925	975	1,000	1150	1300	1350	1654			
	0	0	0	0	4,000	0	7,800	0	3,308			
Total Net Rentable Area			0	11,800			3,308		3,308		15,108	
Average SF per Unit Type			0	2,950								
Overall Average Unit SF			1259									
Lot Area (SF/AC)			142,629		3.27							
DU/AC			3.7									



Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

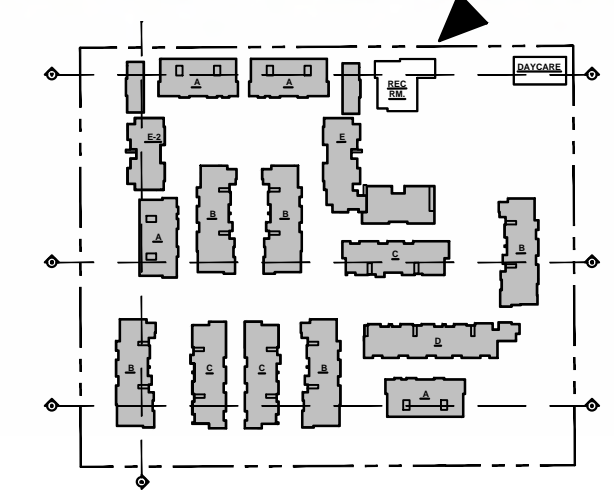
Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

BUILDING SUMMARY

A202

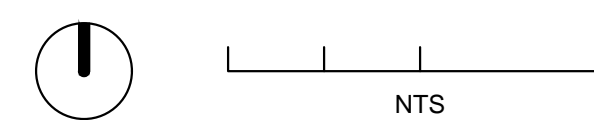


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

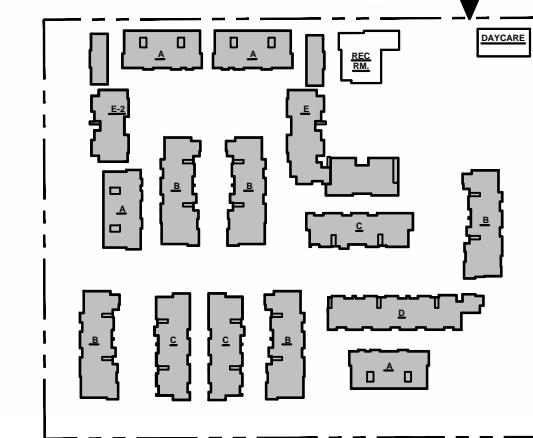
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 RECREATION BUILDING

A100

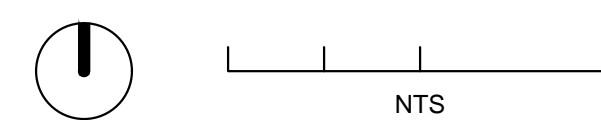


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

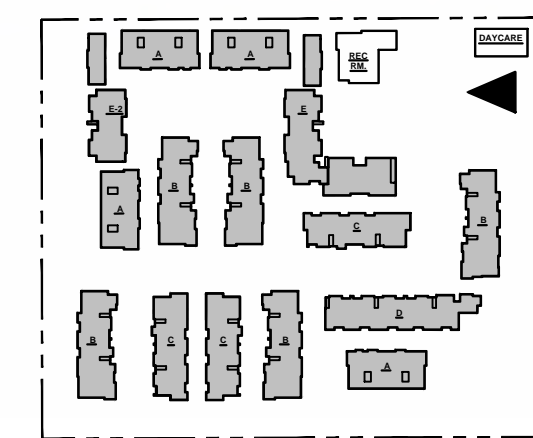
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 DAY CARE BUILDING

A101

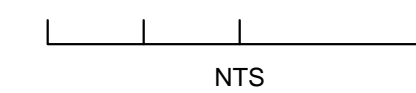
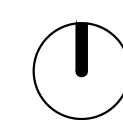


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

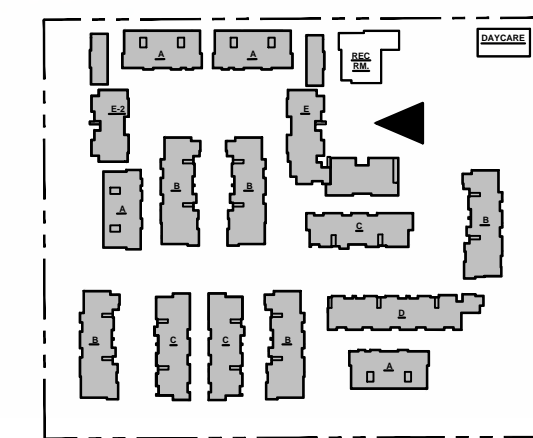
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 RECREATION BUILDING

A102

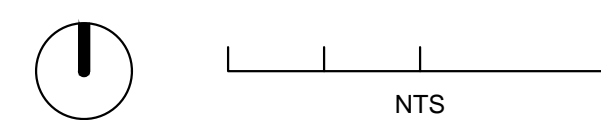


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

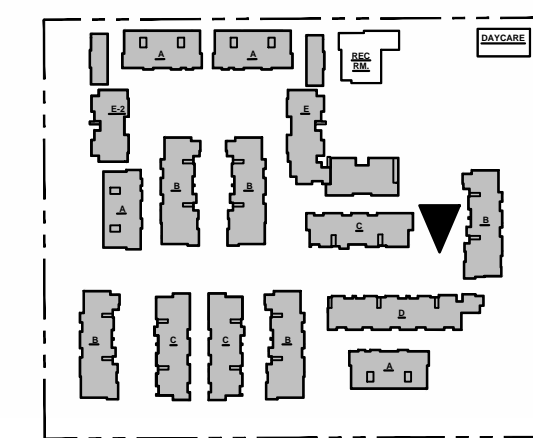
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-E COURTYARD

A103

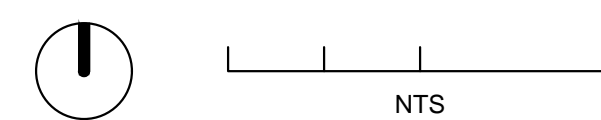


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

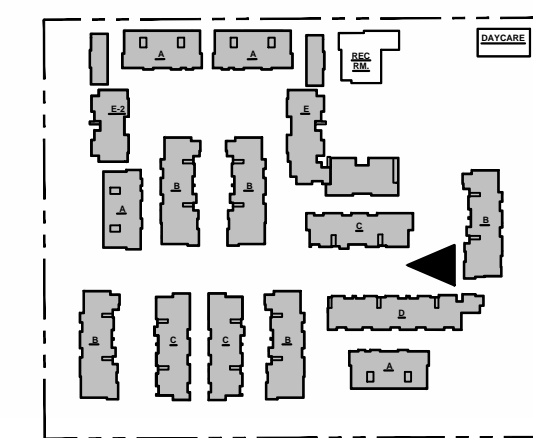
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-D STREET VIEW

A104

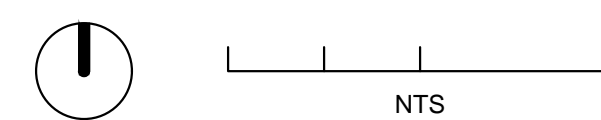


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

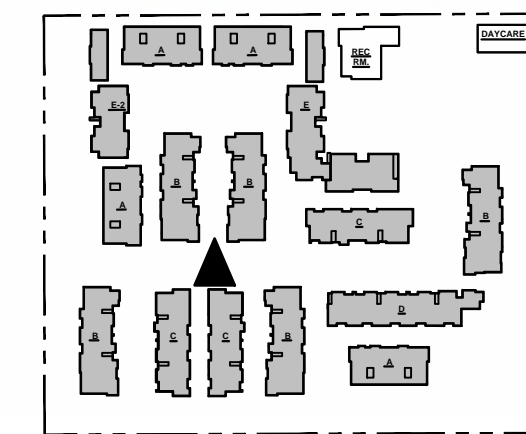
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-C STREET VIEW

A105

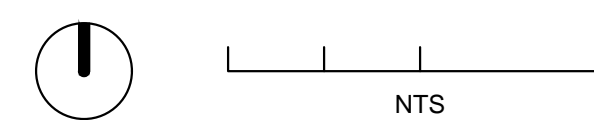


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

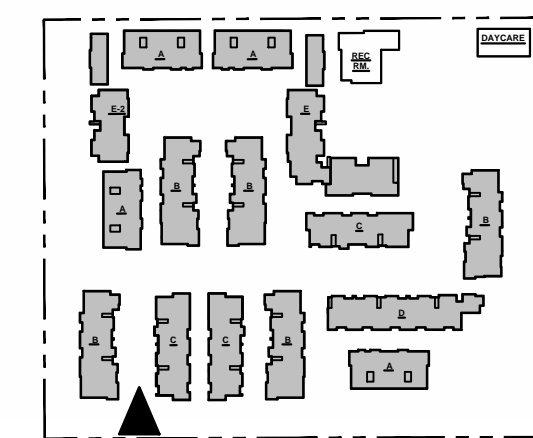
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-B COURTYARD

A106

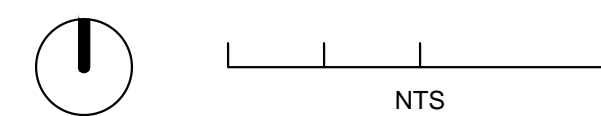


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

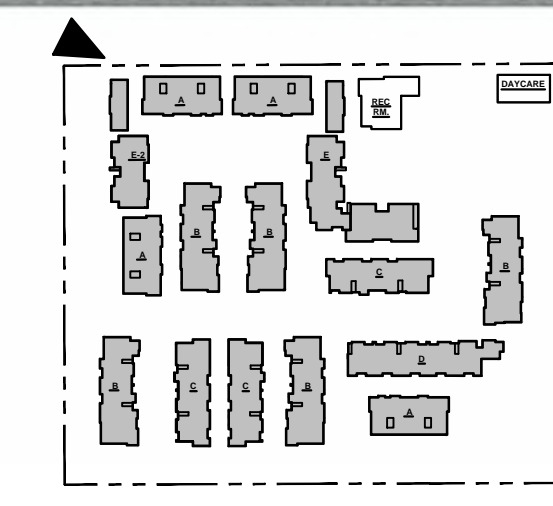
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-C COURTYARD

A107

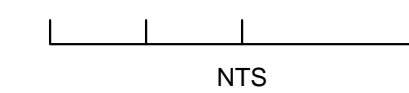
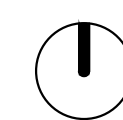


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

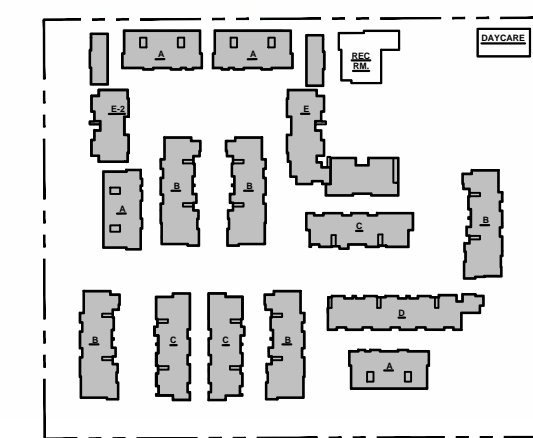
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-A ALONG 48TH AVE

A108

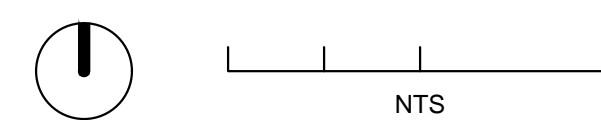


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE
 BUILDING-A STREET VIEW

A109

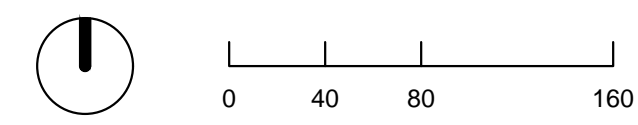


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL SITE PLAN

A200



- LEGEND:**
- 2 STORY:
 - 3 STORY:
 - DAY CARE:
 - REC. BLDG.:



FIRST FLOOR PLAN **A200.1**

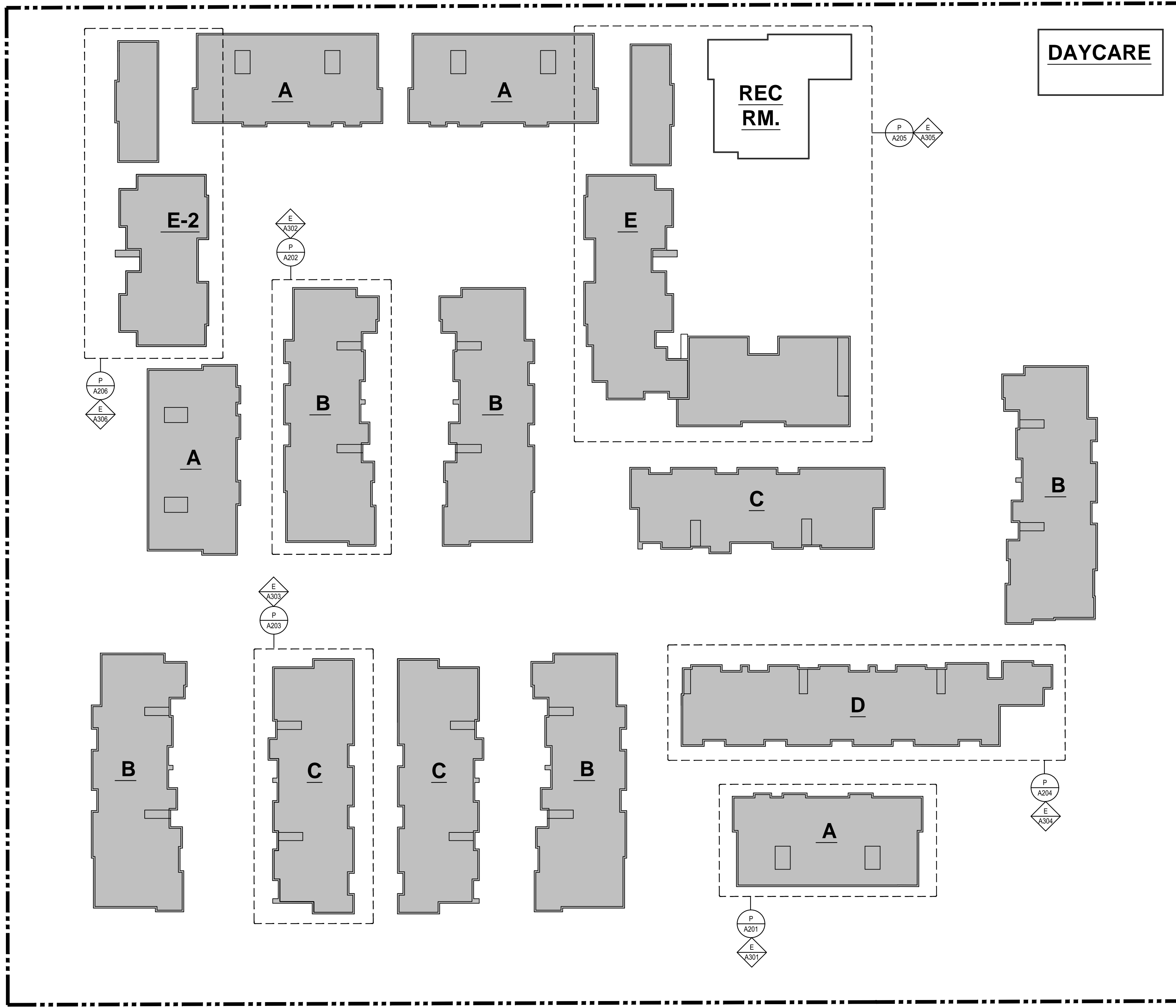


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



LEGEND:

○ PLAN
Sheet_Number

◇ ELEVATION
Sheet_Number

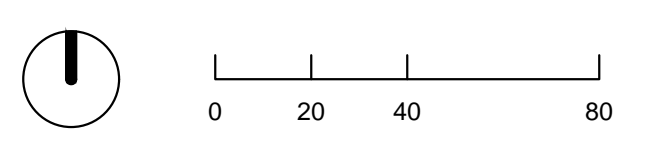


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

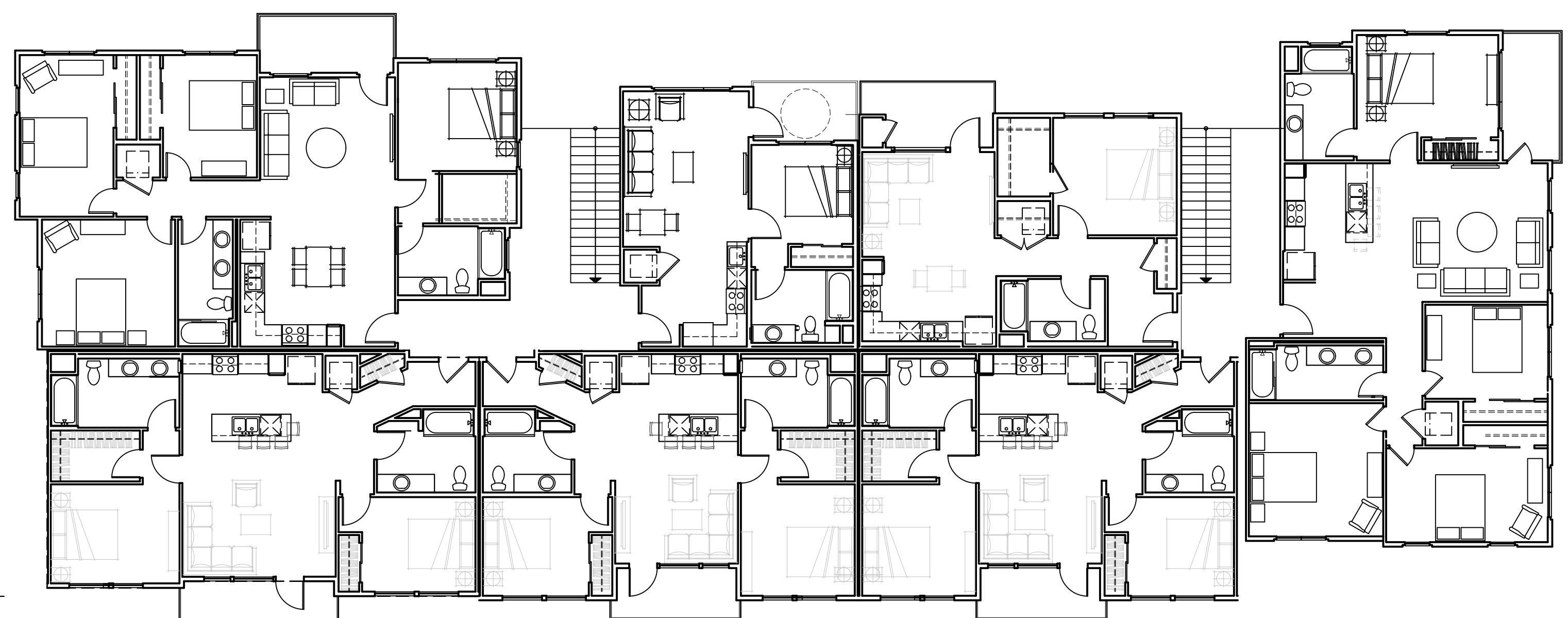
CONCEPTUAL DESIGN
AUGUST 28, 2017



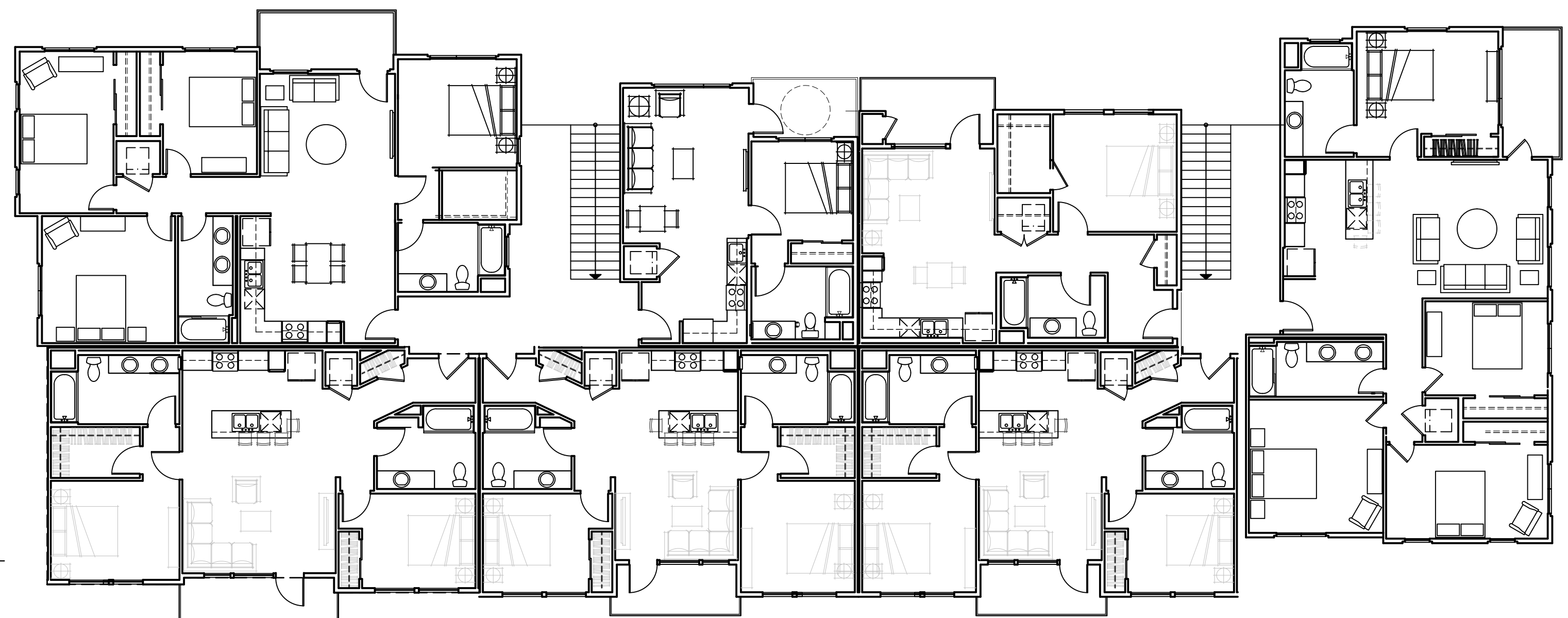
KEY FLOOR PLAN
SHEET INFORMATION

A200.2

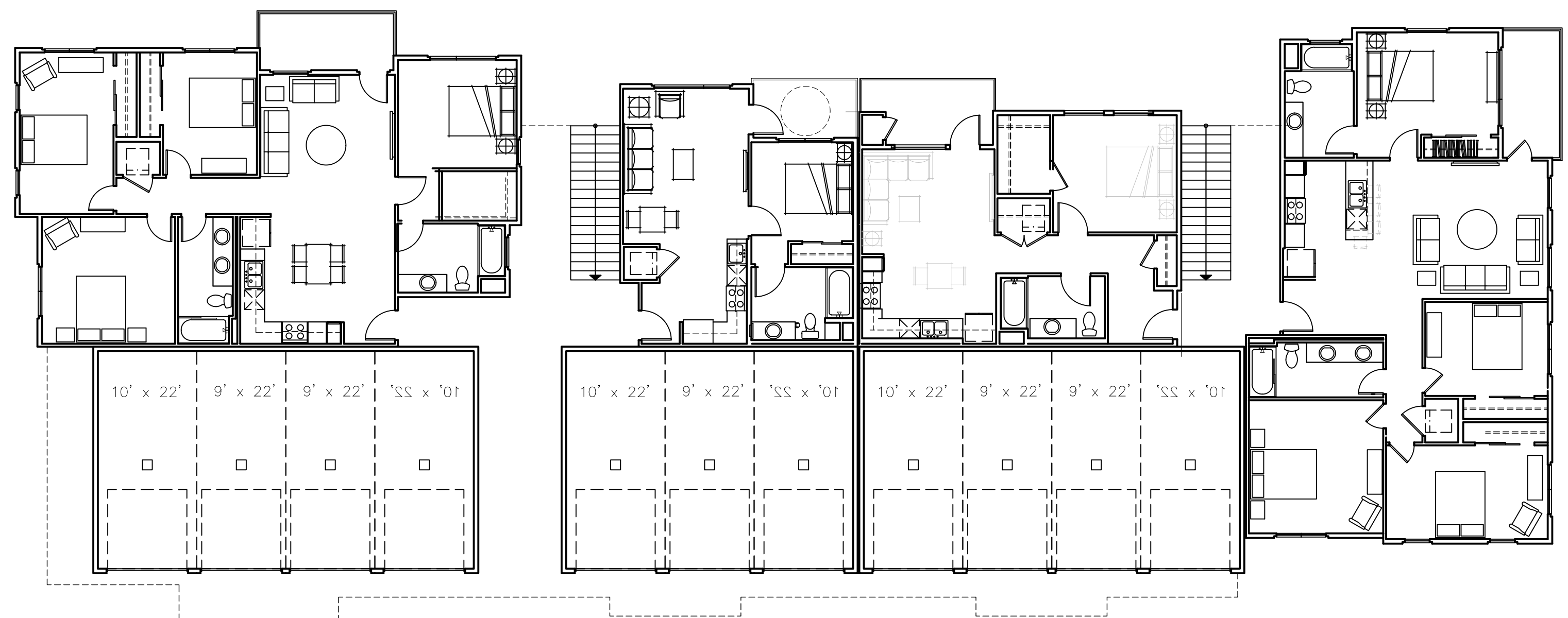
3RD FLOOR



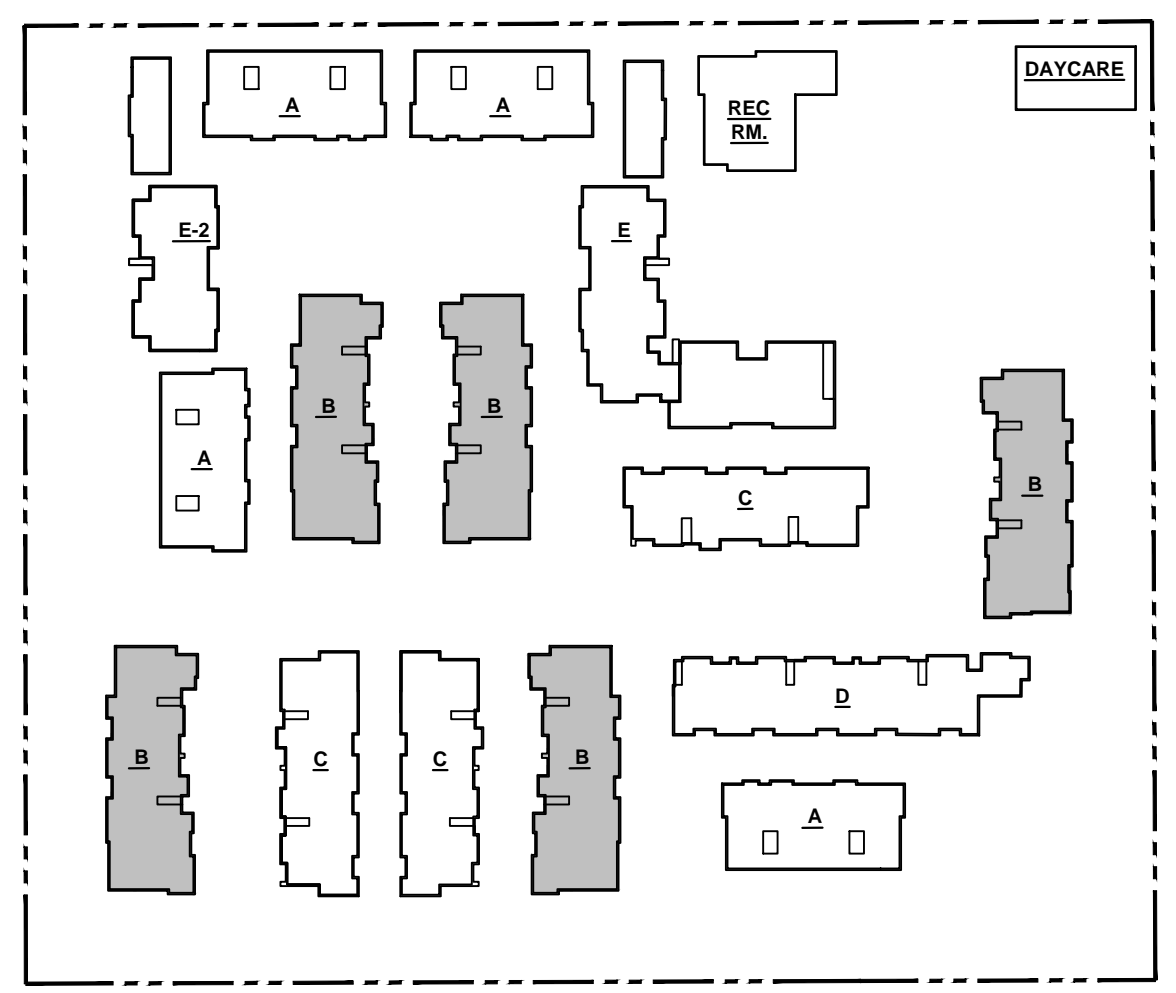
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations Refer to Sheet A302

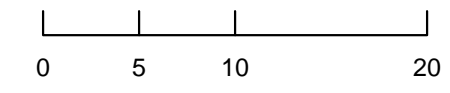


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

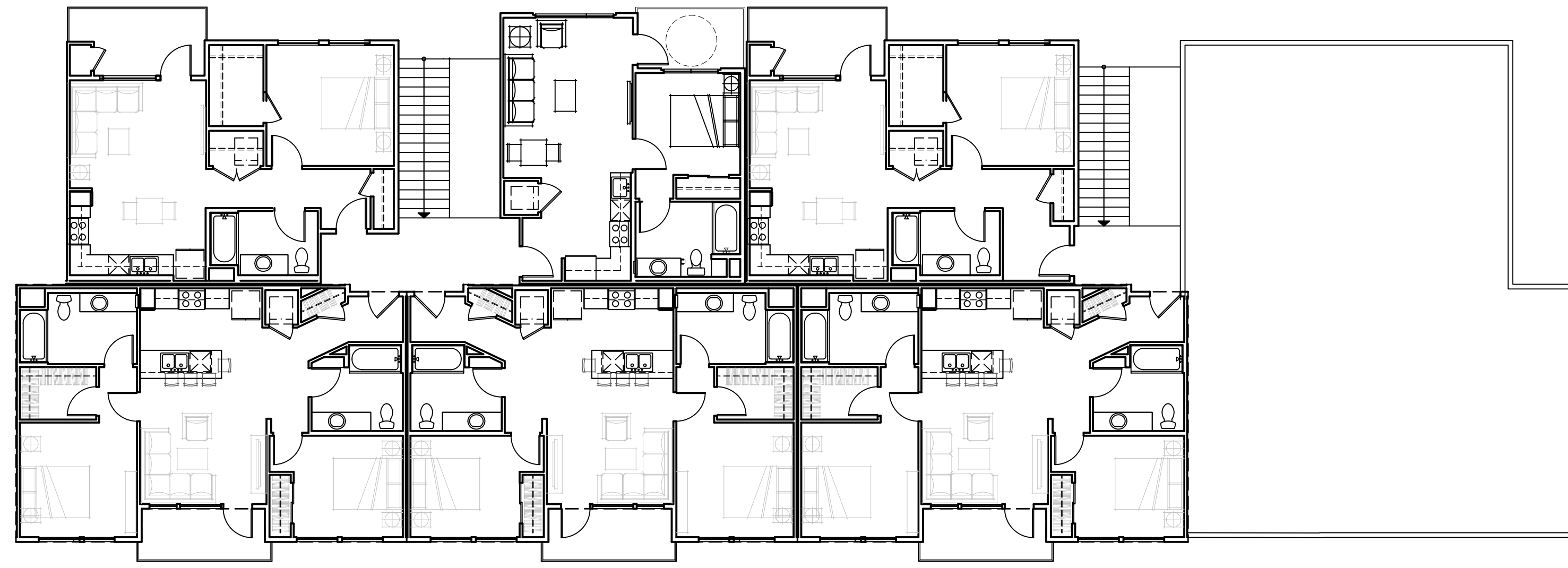
CONCEPTUAL DESIGN
AUGUST 28, 2017



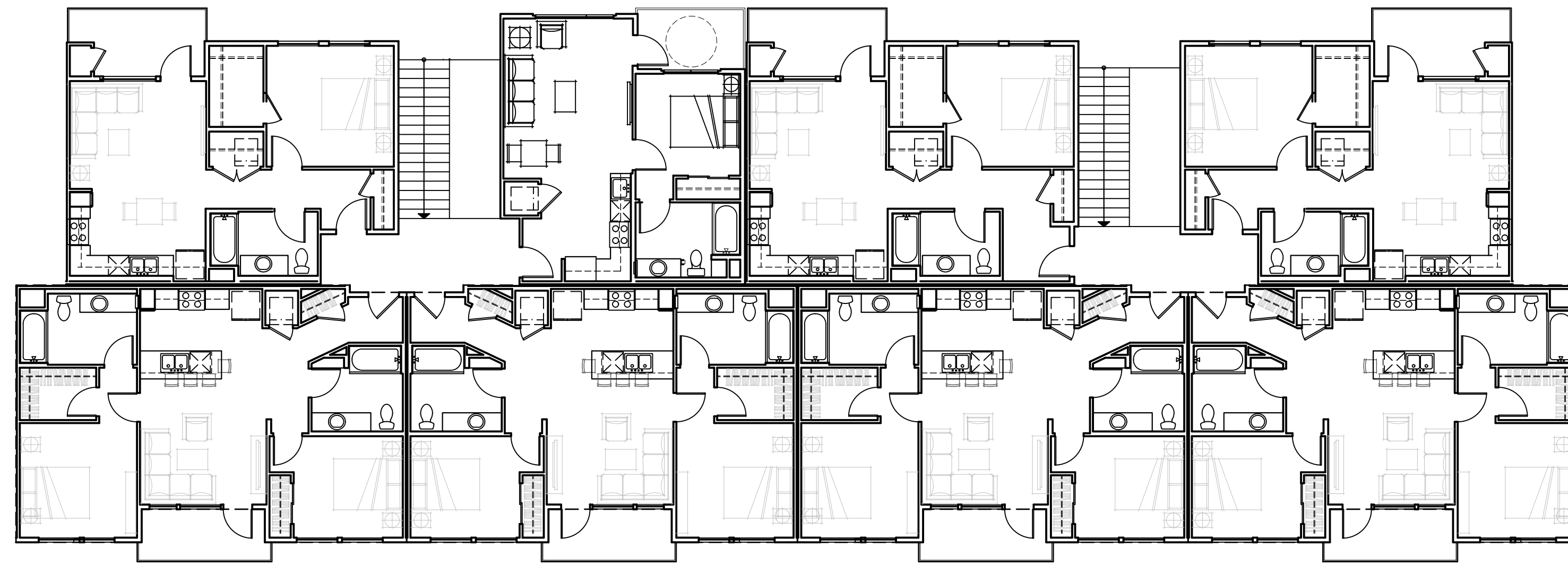
BUILDING B PLANS
SHEET INFORMATION

A202

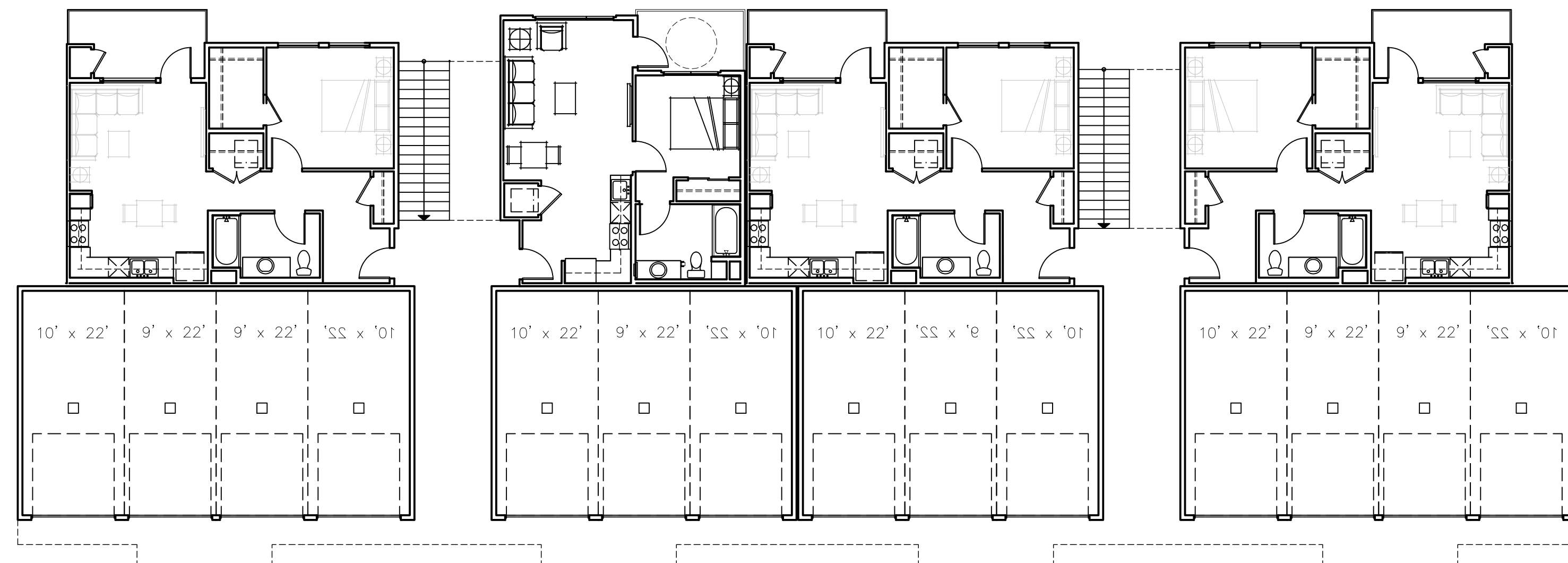
3RD FLOOR



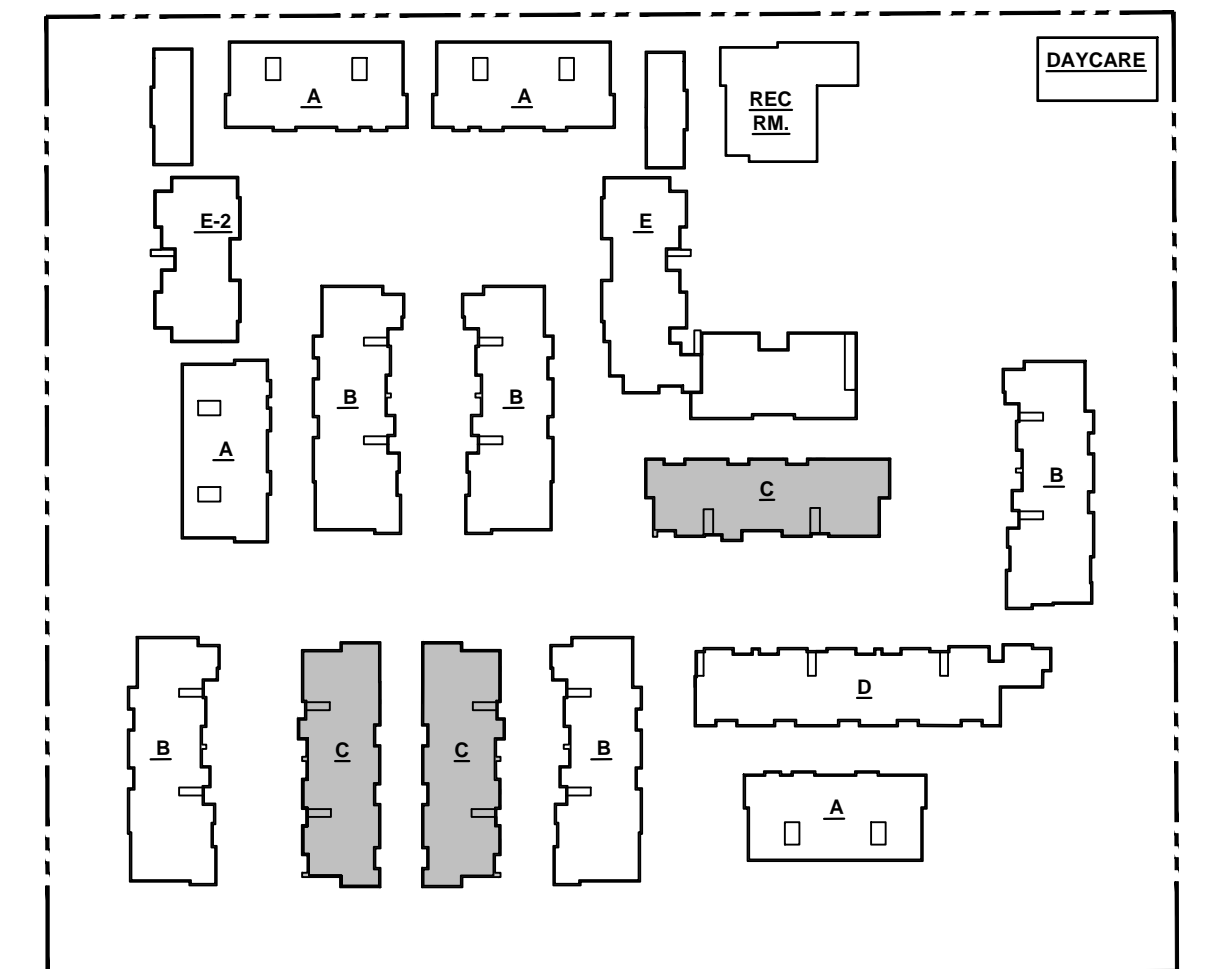
2ND FLOOR



1ST FLOOR



*NOTE: For Elevations Refer to Sheet A303

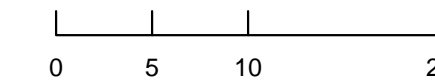


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

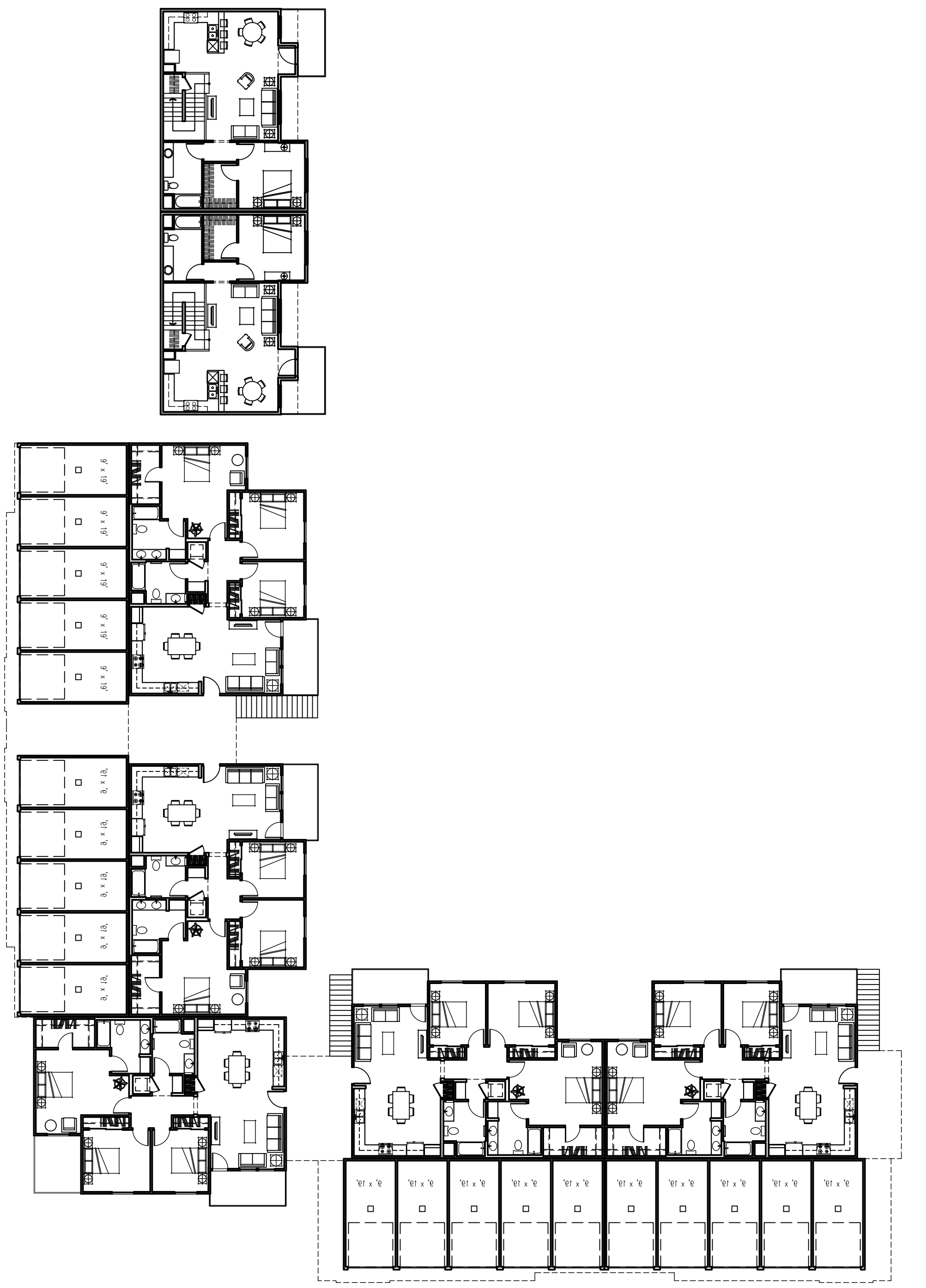
COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017

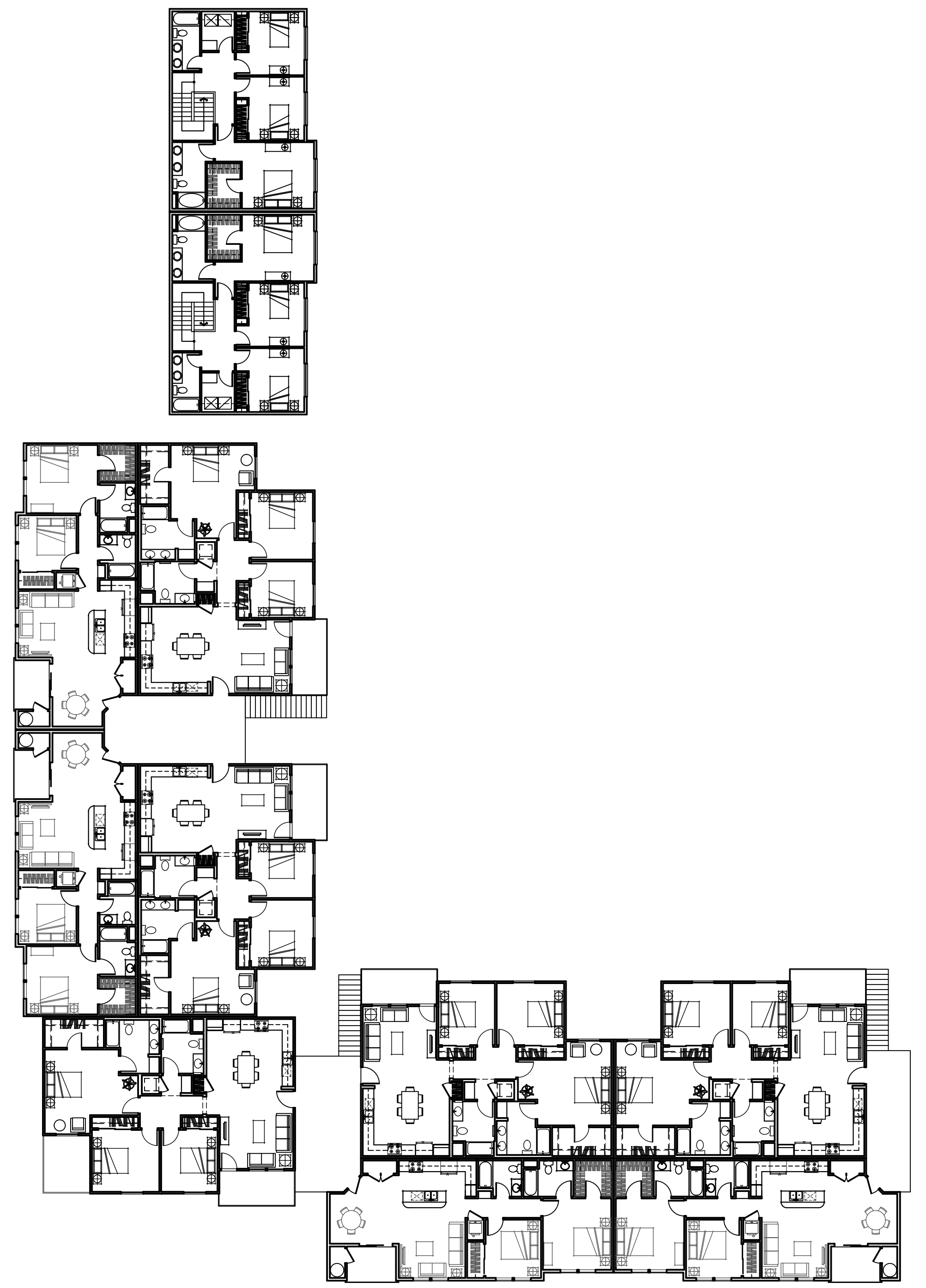


BUILDING C PLANS
SHEET INFORMATION

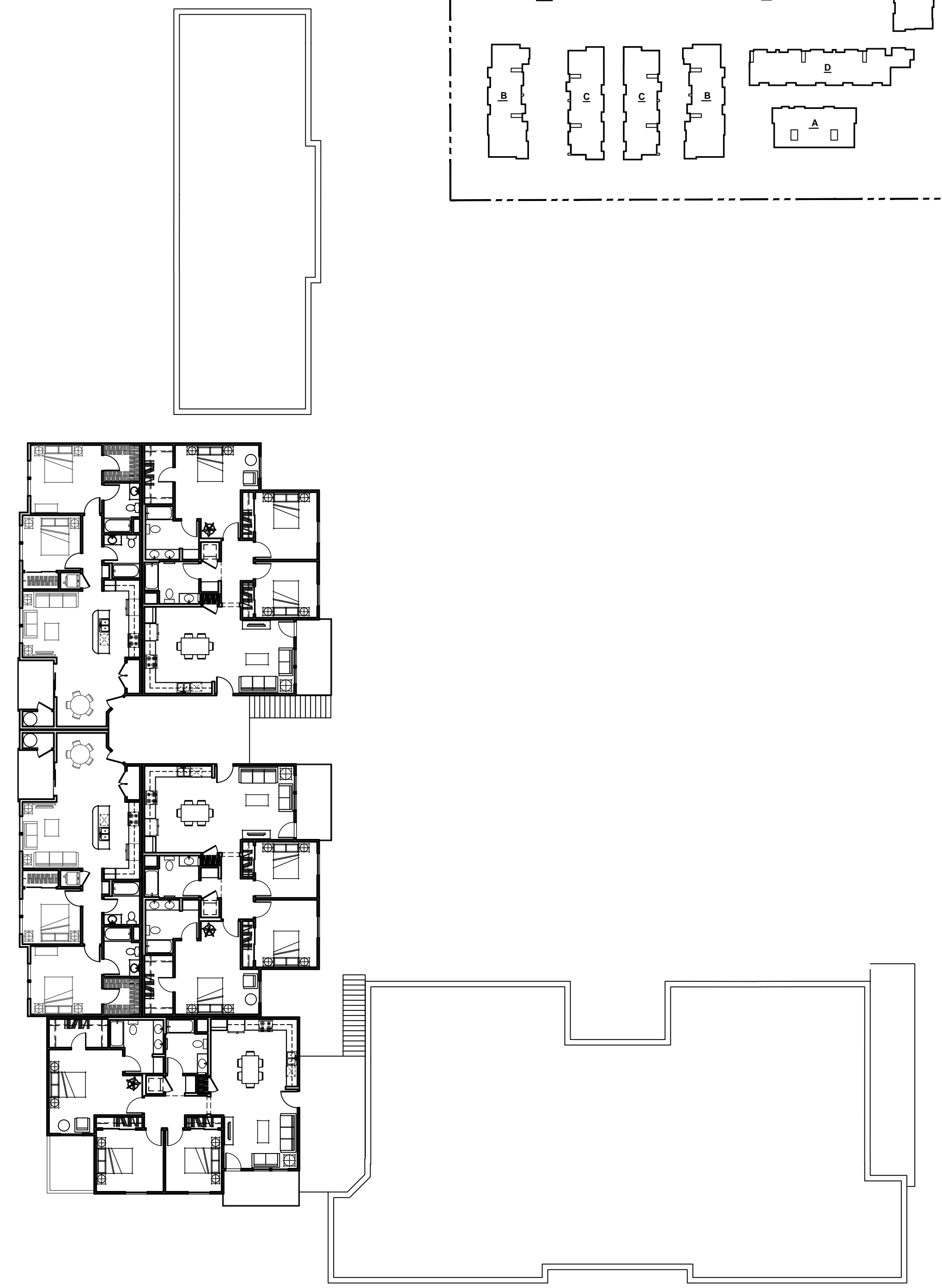
A203



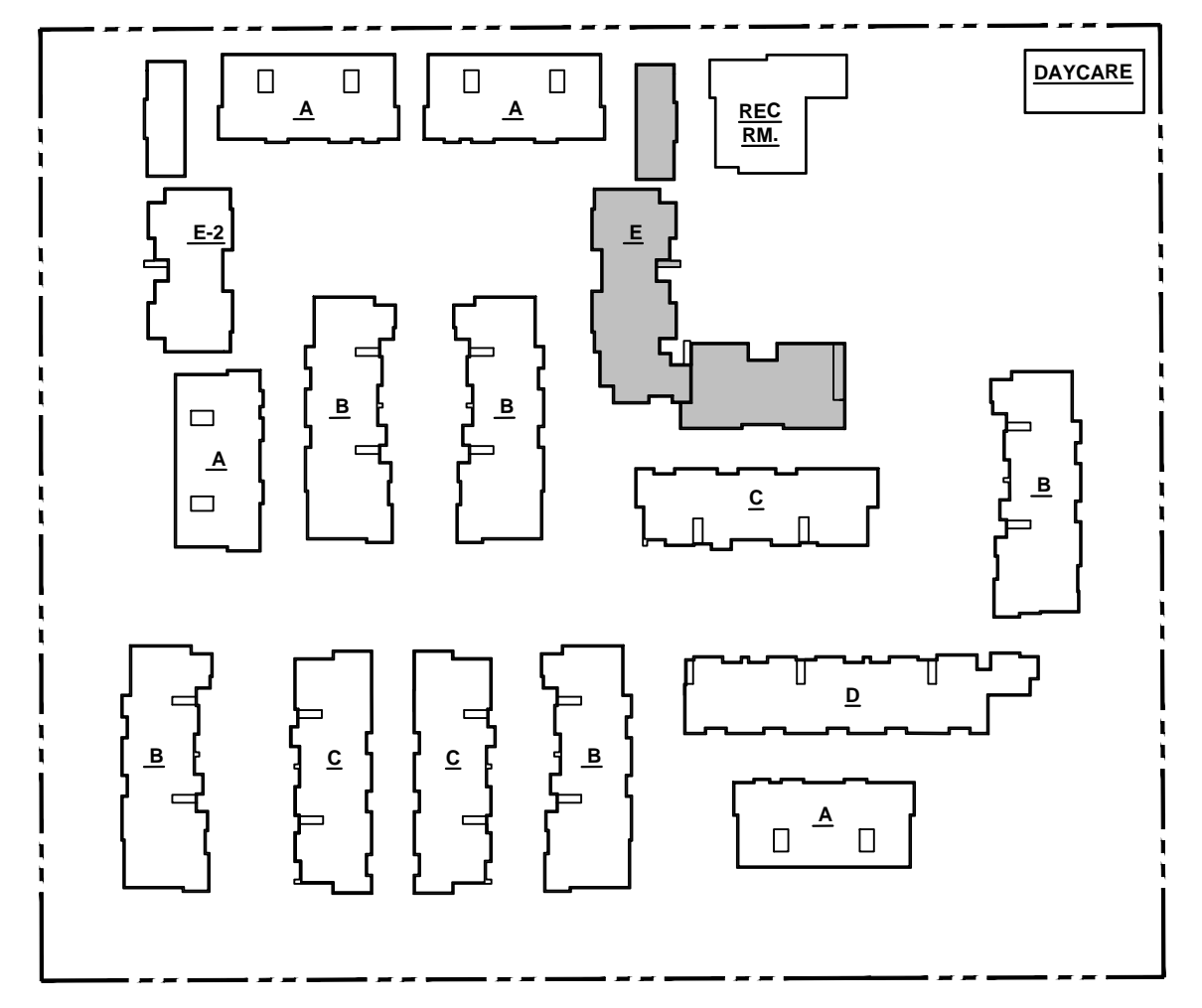
1ST FLOOR



2ND FLOOR



3RD FLOOR



*NOTE: For Elevations Refer to Sheet A306/A307

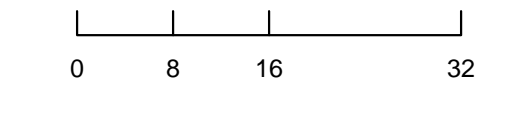


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

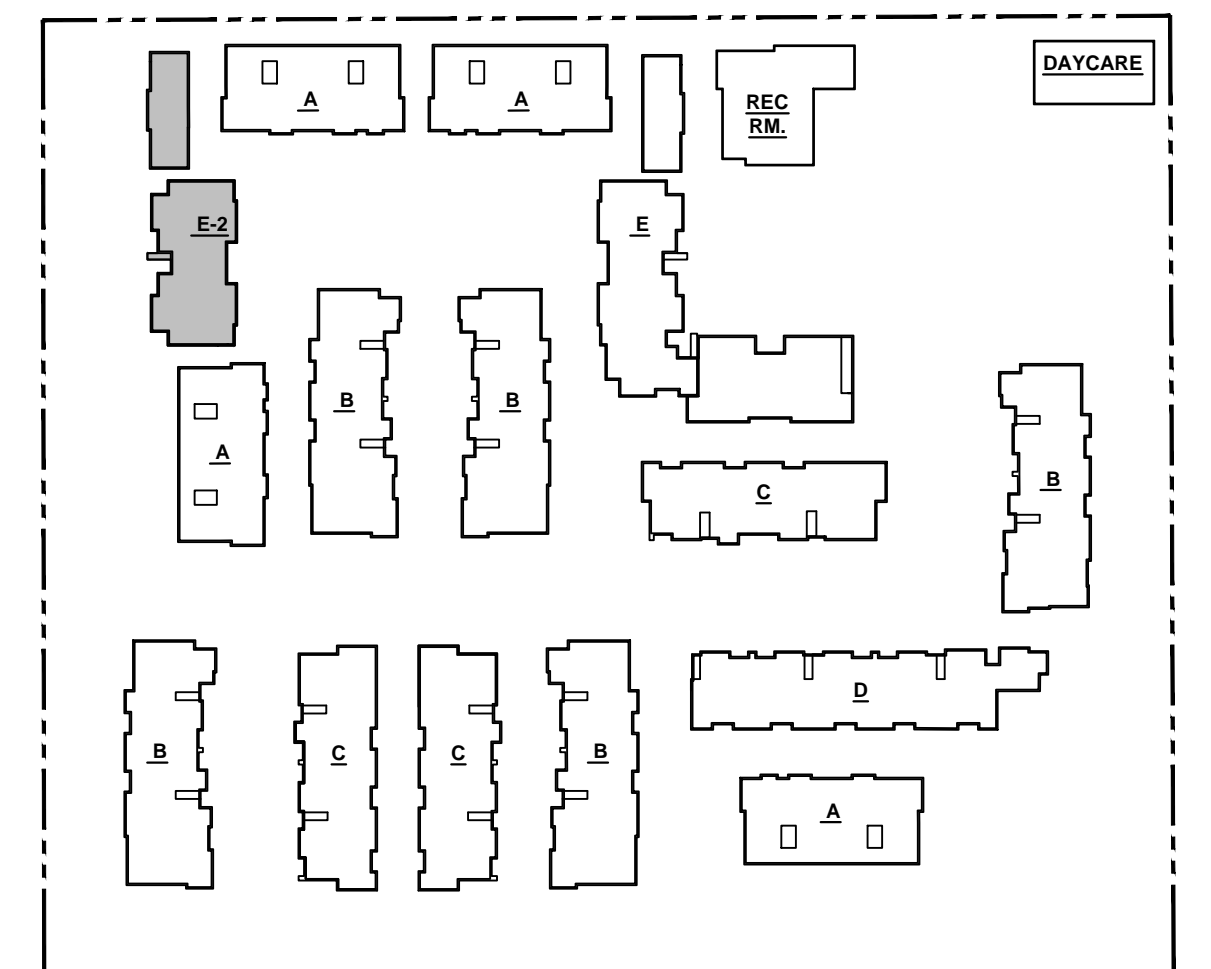
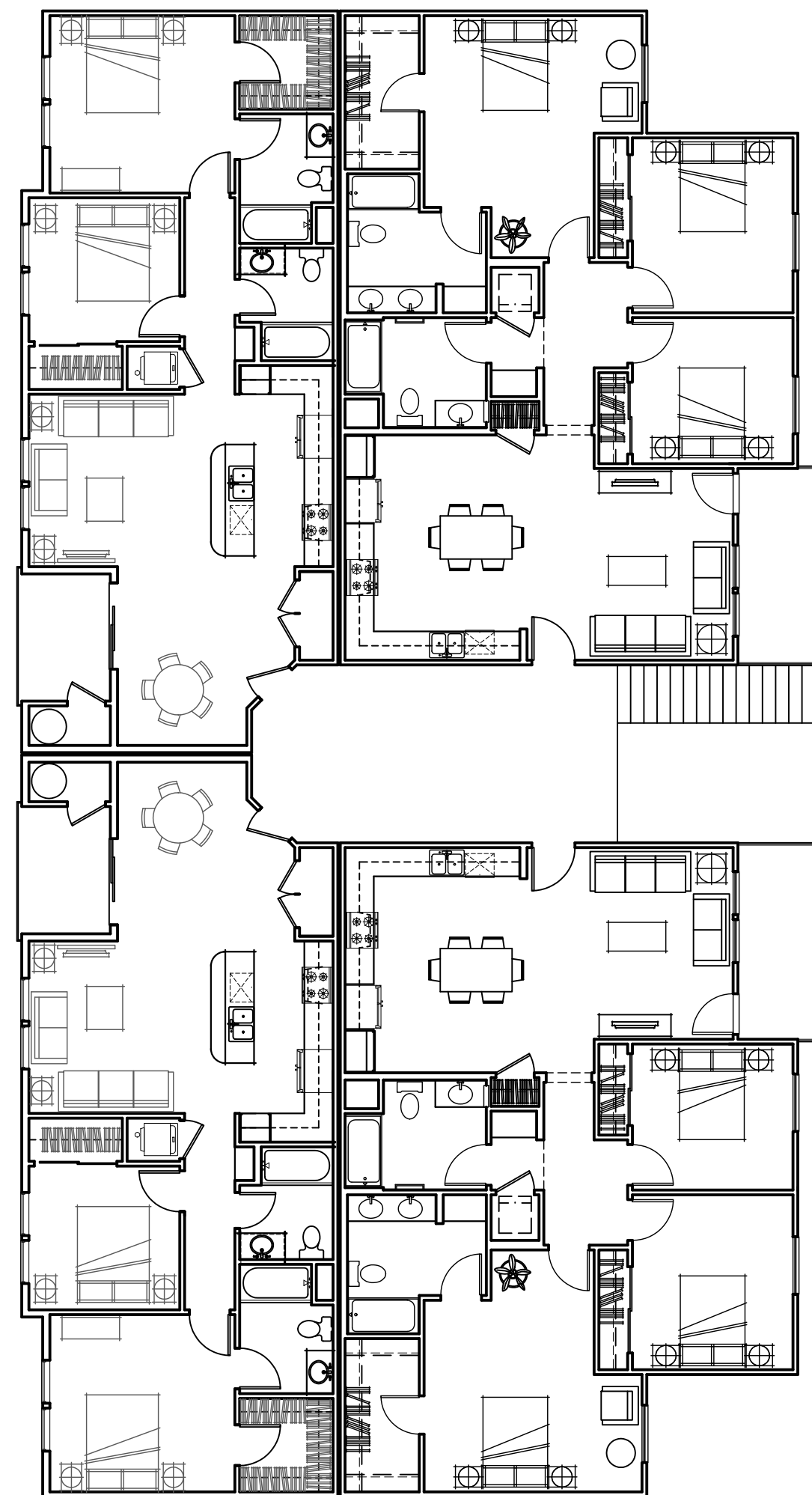
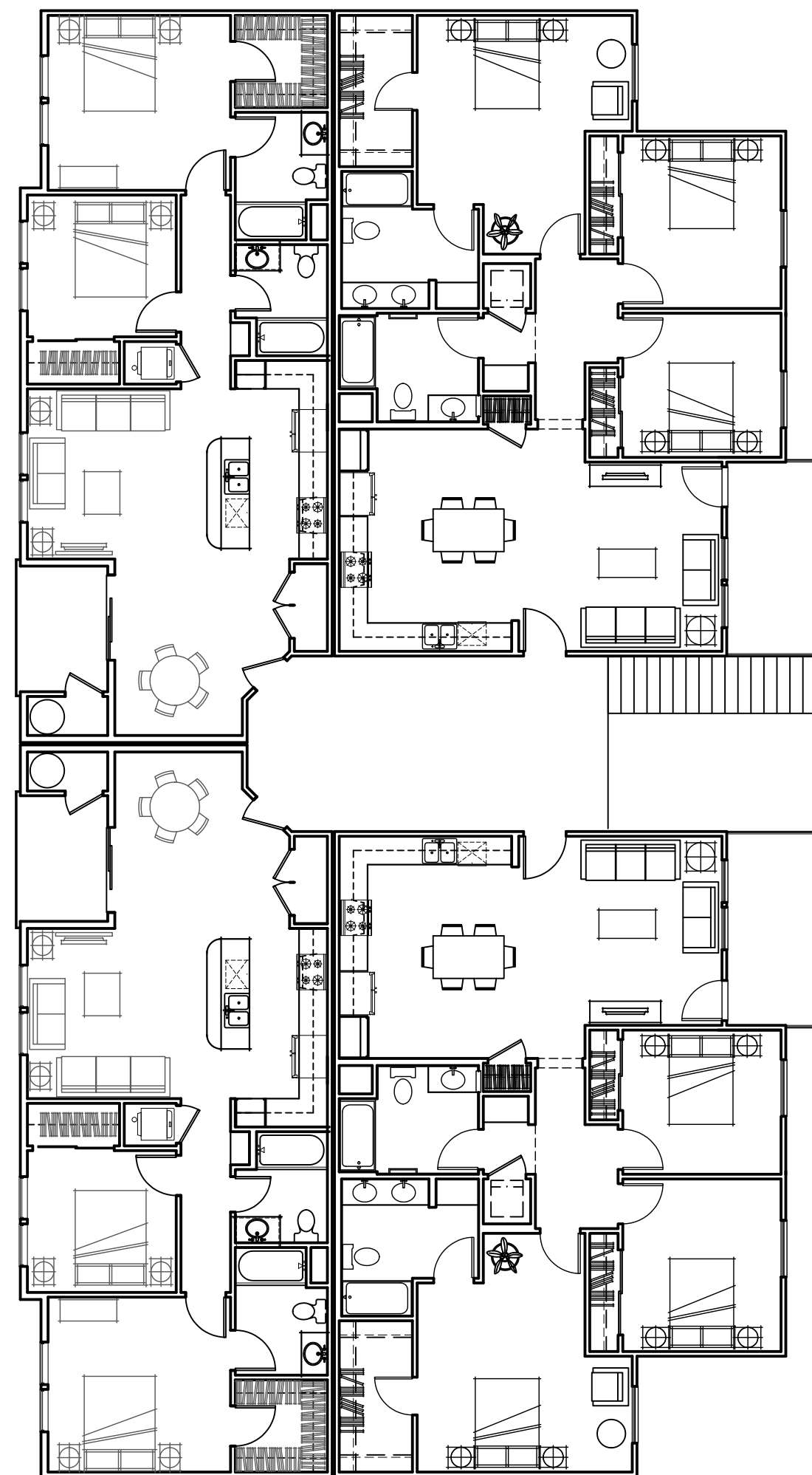
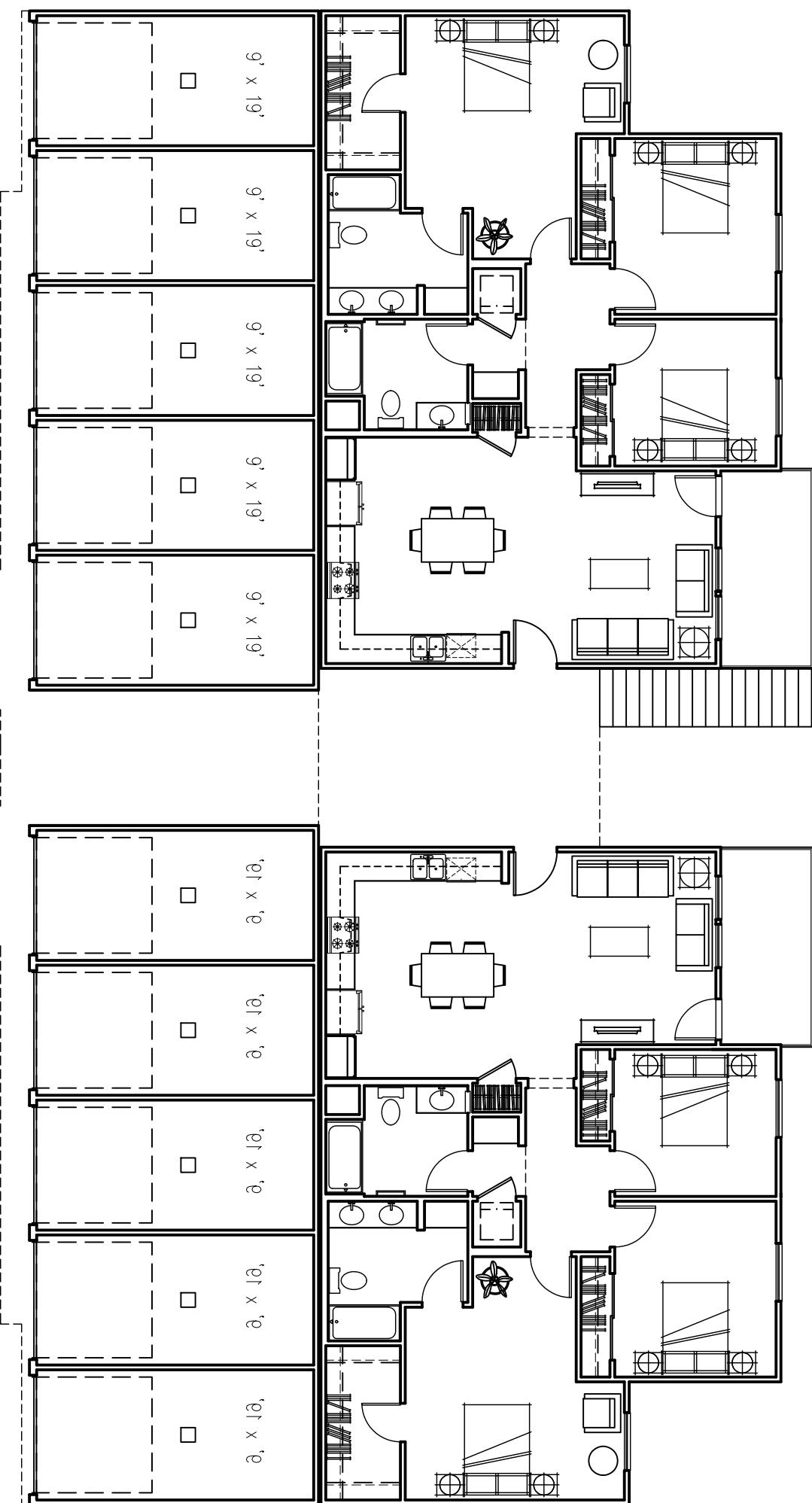
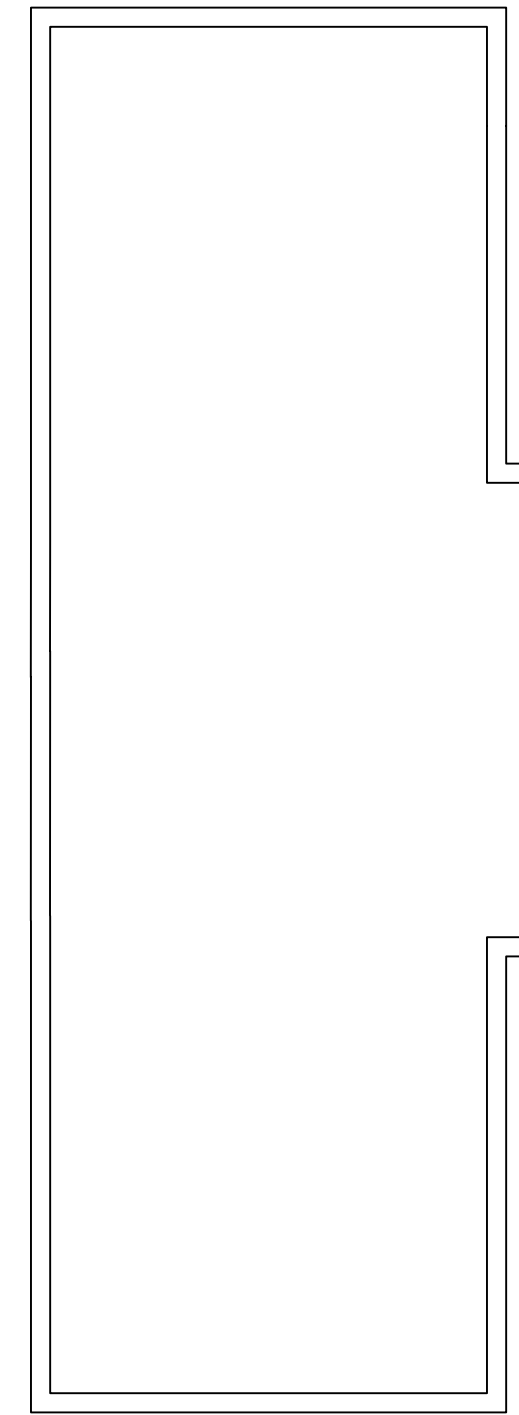
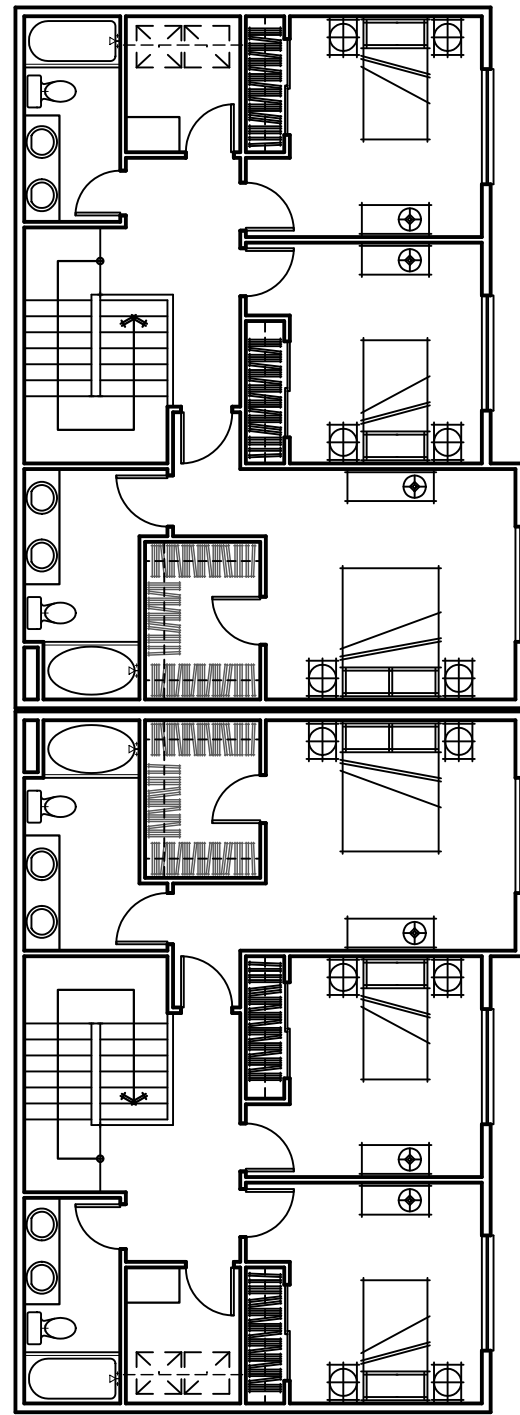
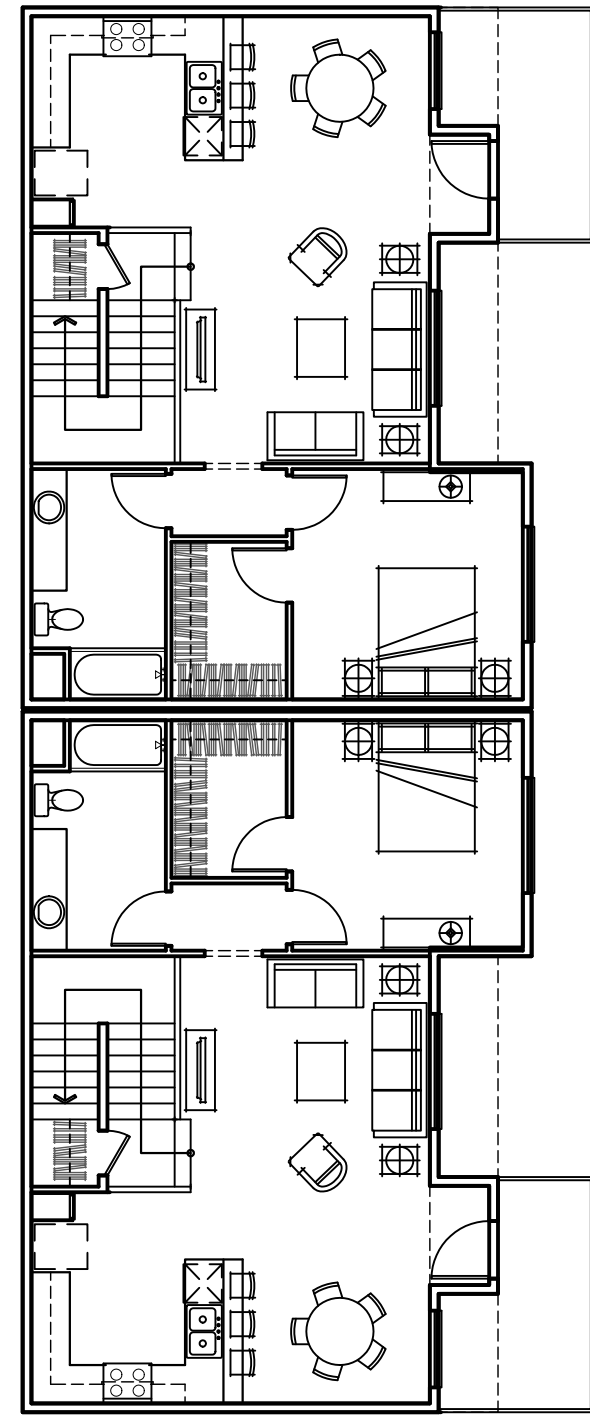
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



BUILDING E PLANS
 SHEET INFORMATION

A205



1ST FLOOR

2ND FLOOR

3RD FLOOR

*NOTE: For Elevations Refer to Sheet A308/A309

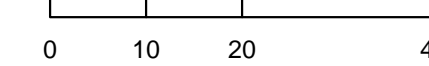


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

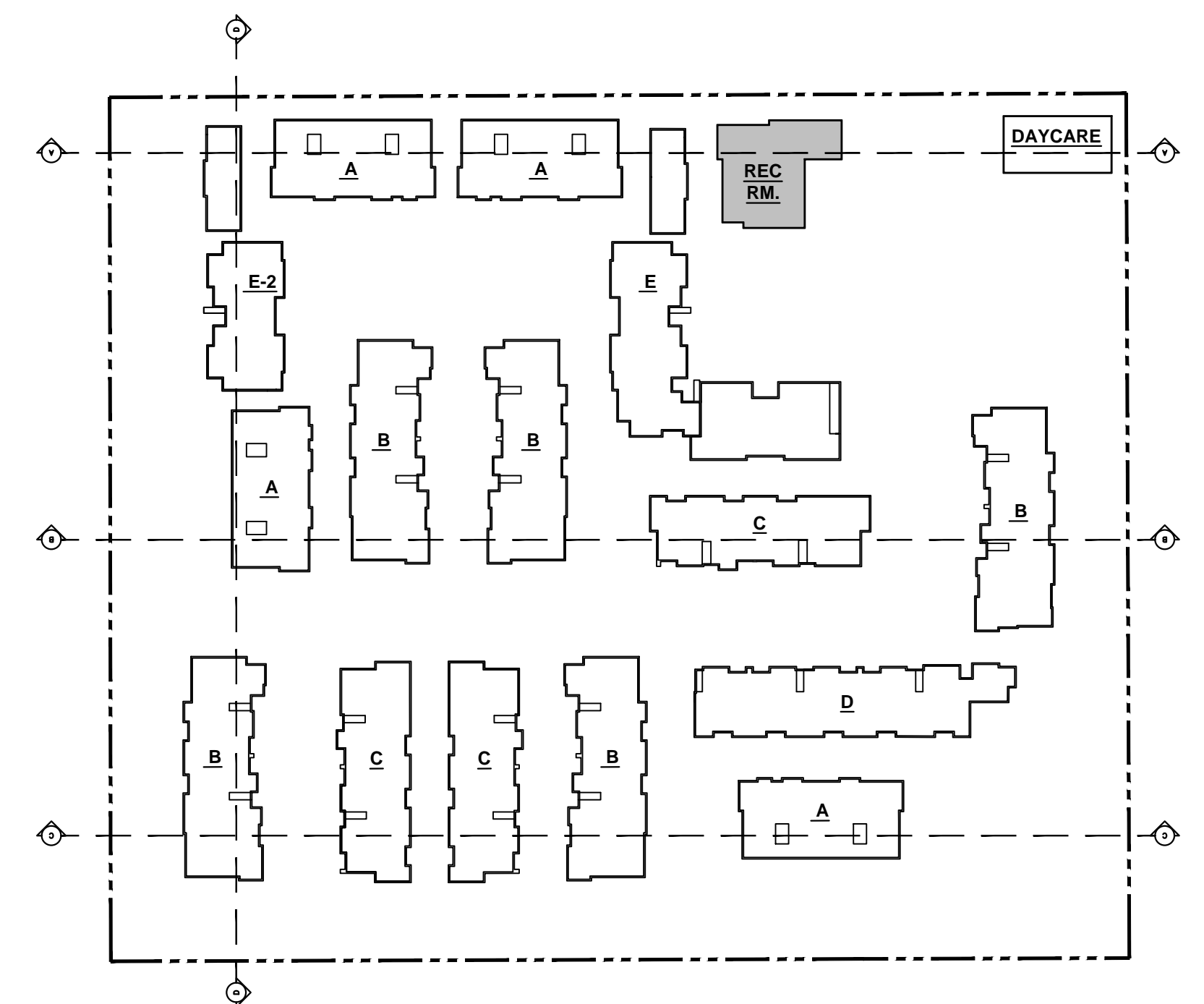
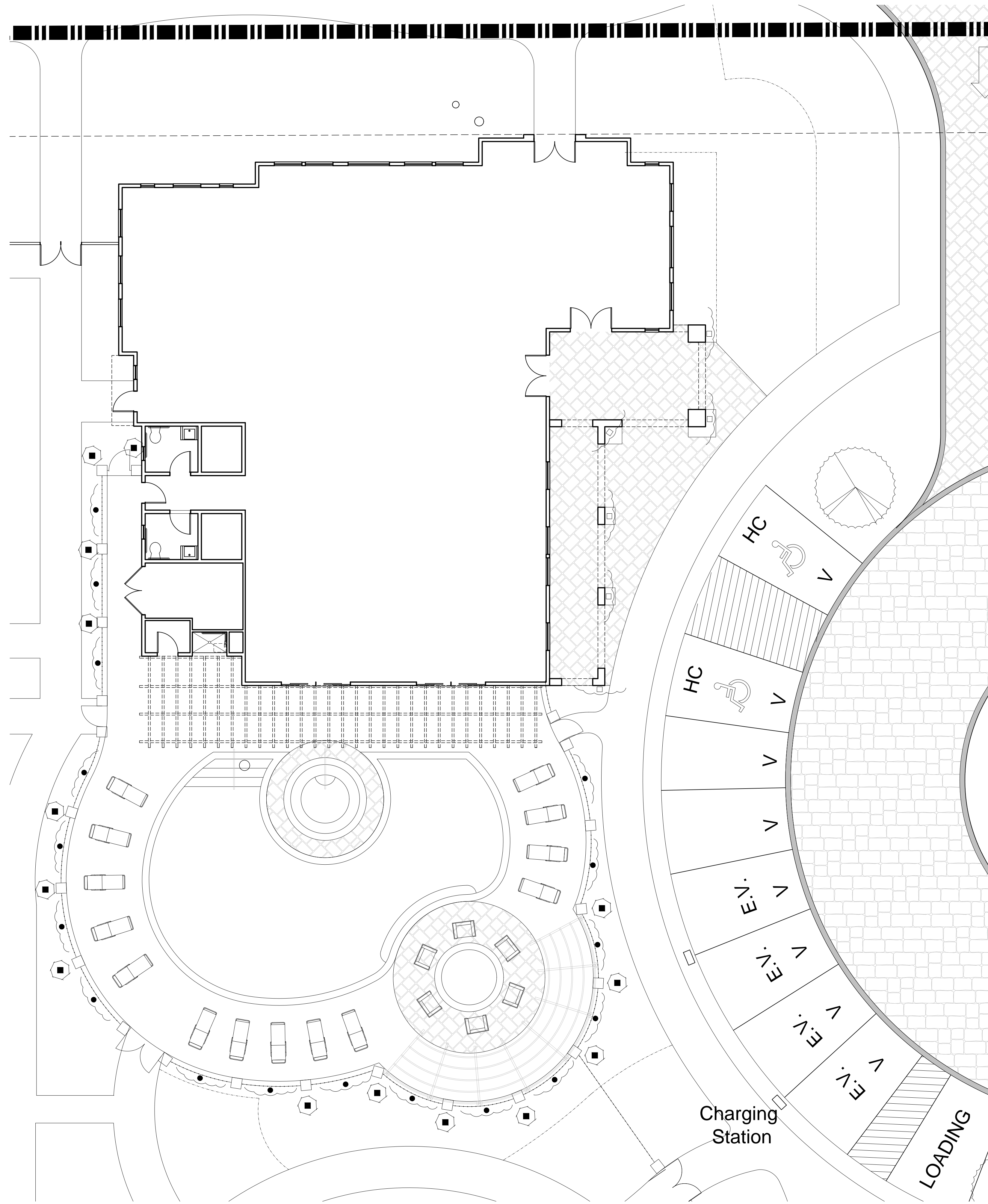
COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



BUILDING E-2 PLANS
SHEET INFORMATION

A206



*NOTE: For Elevations
Refer to Sheet A310

RECREATION BUILDING PLAN
SHEET INFORMATION

A207

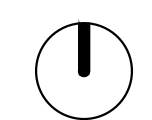


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

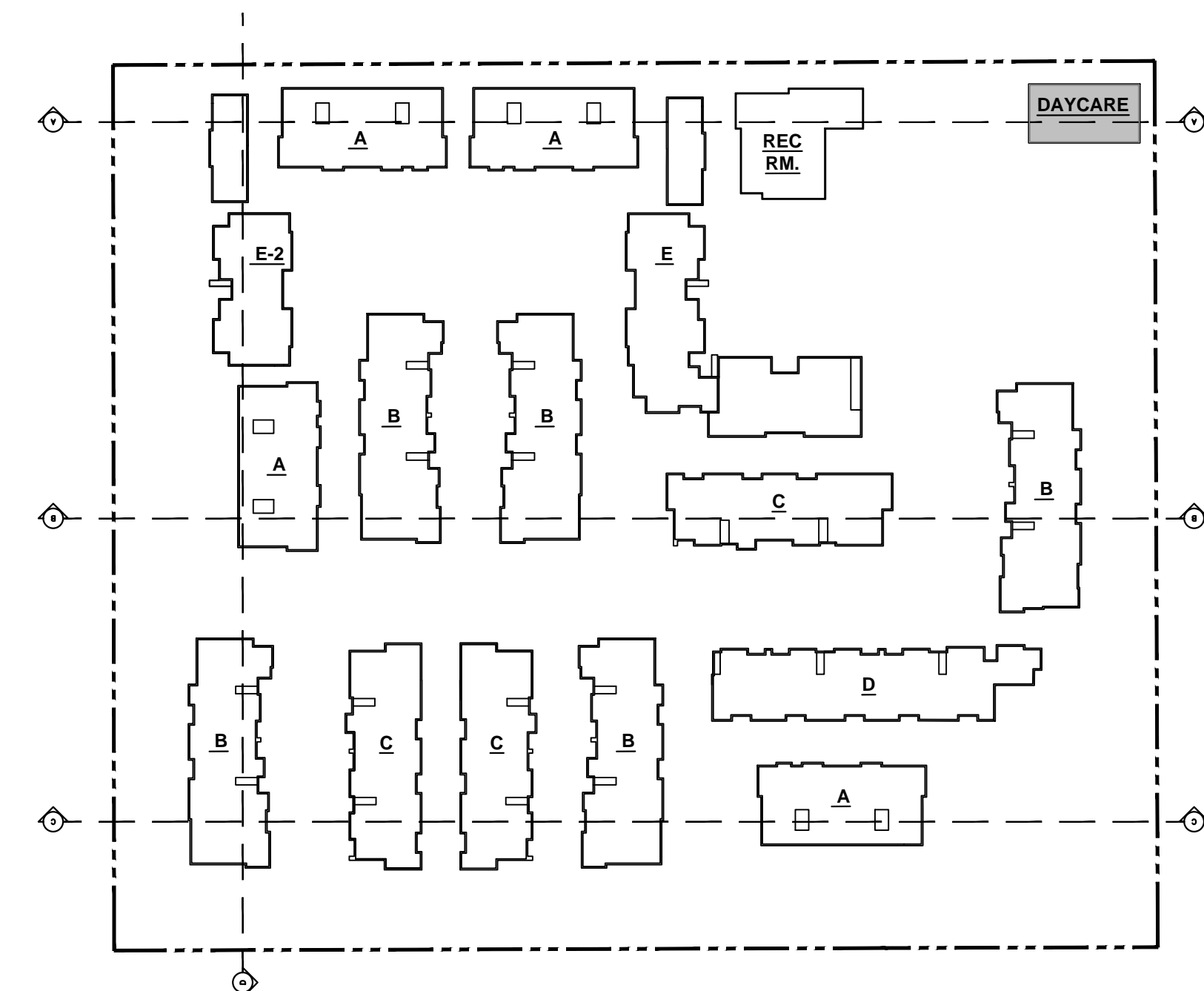
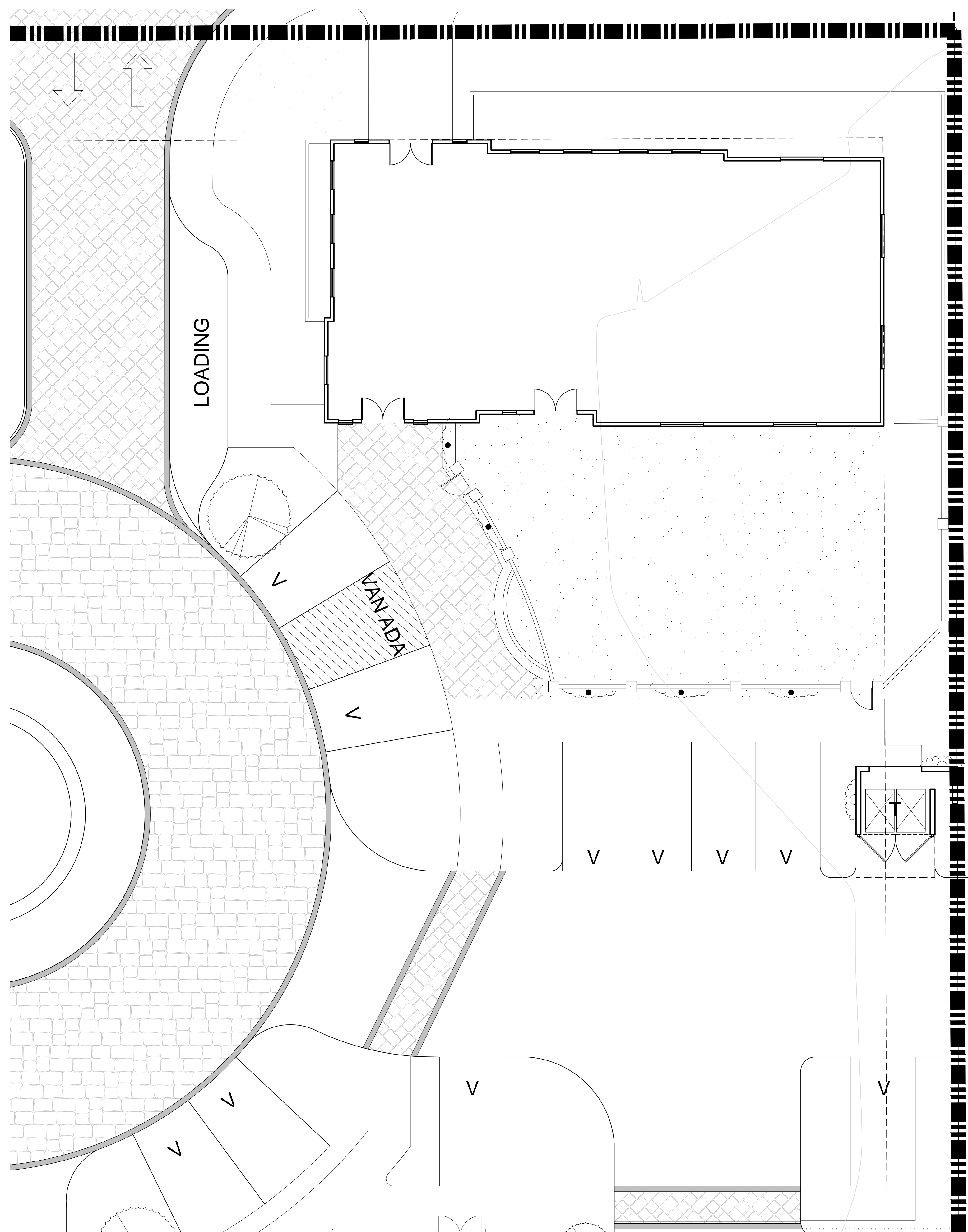
Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



0 50 100 200



* NOTE: For Elevations
Refer to Sheet A311

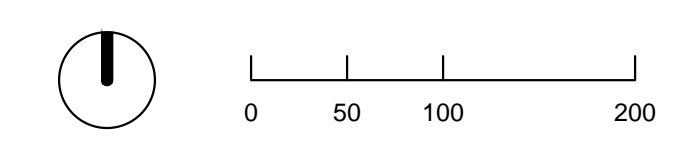


Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



DAY CARE PLAN
SHEET INFORMATION

A208



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-A

A301



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-B

A302



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-C

A303



FRONT ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-D

A304



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

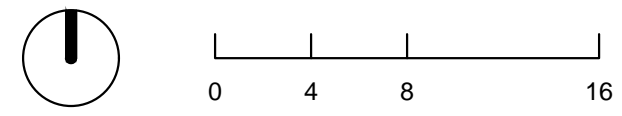


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-D

A305



FRONT ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-E

A306



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-E

A307



FRONT ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE - E2

A308



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

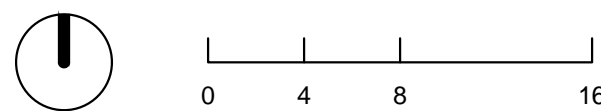


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS
 BUILDING TYPE-E2

A309



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



RECREATION BUILDING ELEVATIONS
 BUILDING TYPE - REC BUILDING

A310



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

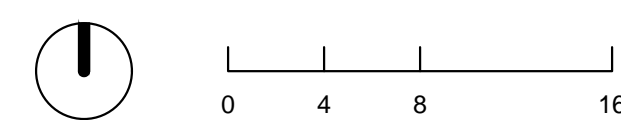


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



DAY CARE ELEVATION
 BUILDING TYPE - DAYCARE BLDG

A311



RIGHT ELEVATION



LEFT ELEVATION

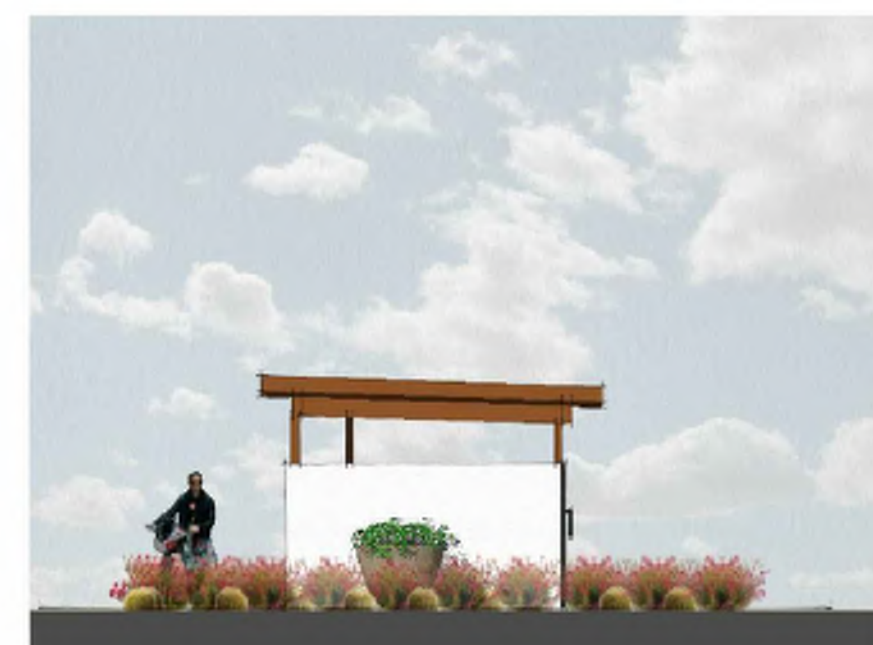
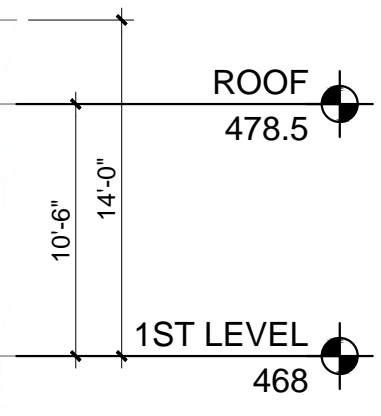


REAR ELEVATION



FRONT ELEVATION

MAIL ROOM ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

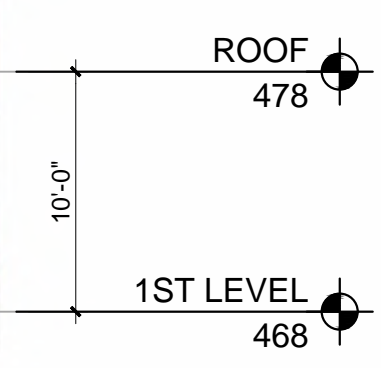


REAR ELEVATION



FRONT ELEVATION

TRASH ENCLOSURE ELEVATIONS





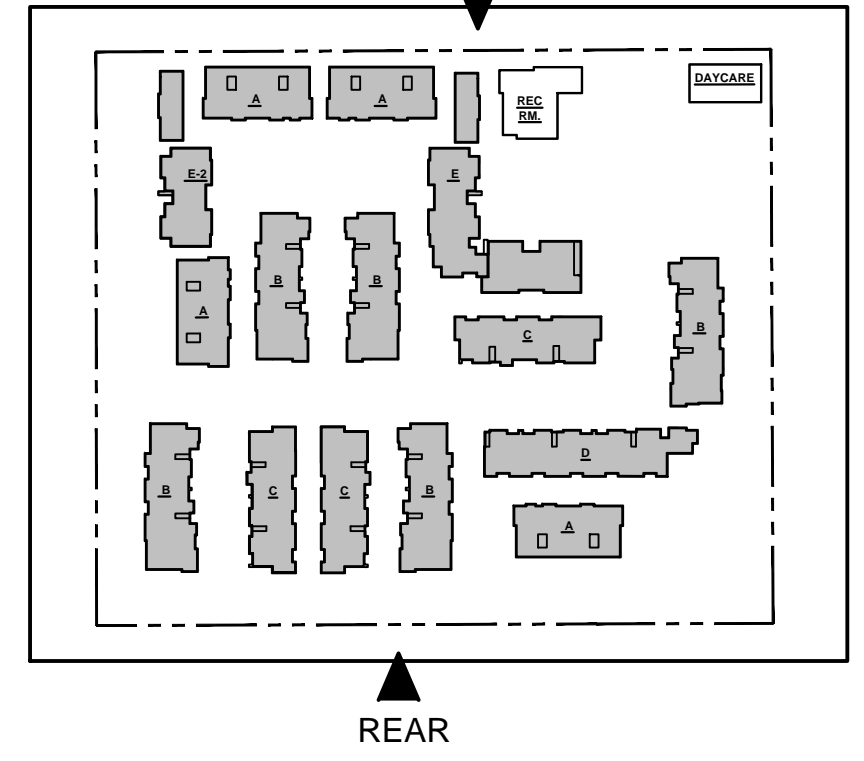
FRONT ELEVATION



REAR ELEVATION



LEGEND:

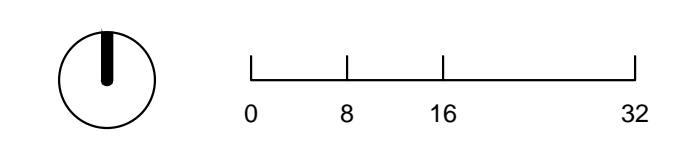


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017



48 AVE BUILDING ELEVATION
 SHEET INFORMATION

A300



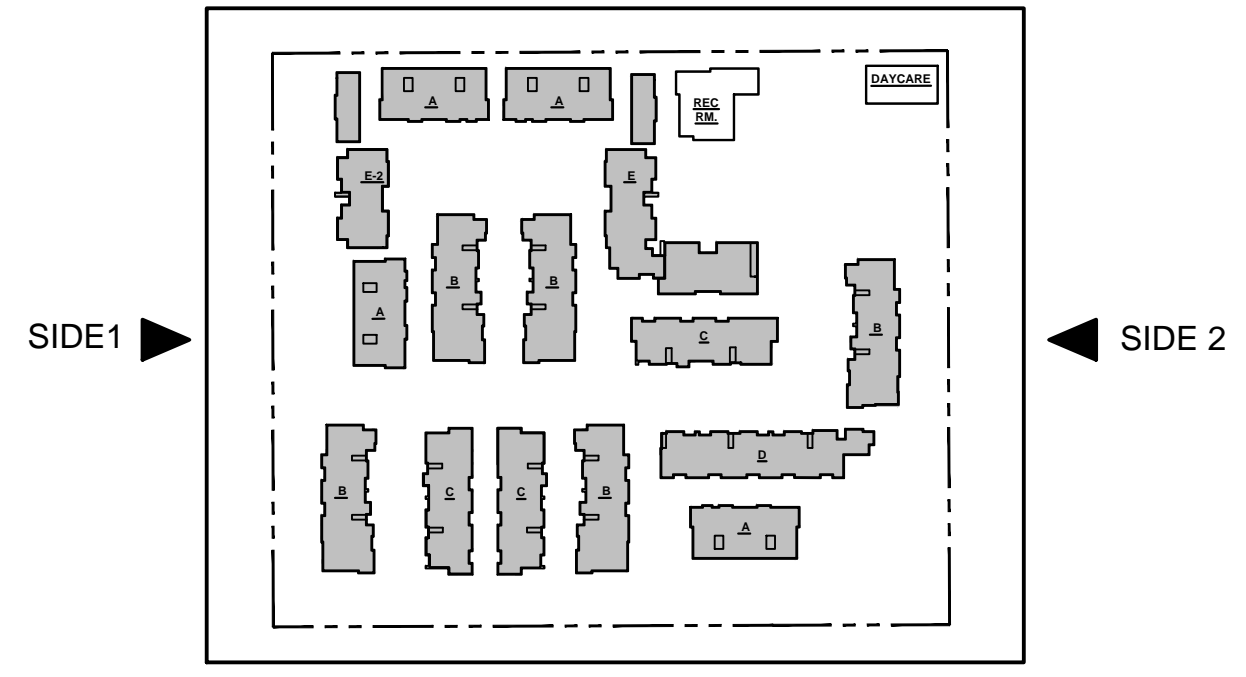
SIDE 1 ELEVATION



SIDE 2 ELEVATION



LEGEND:

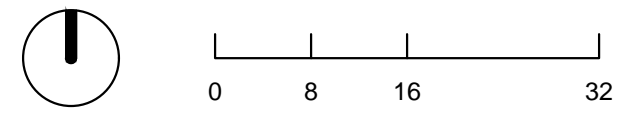


Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

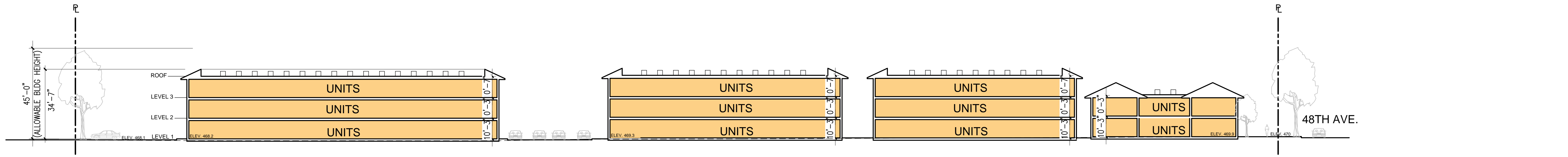
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017

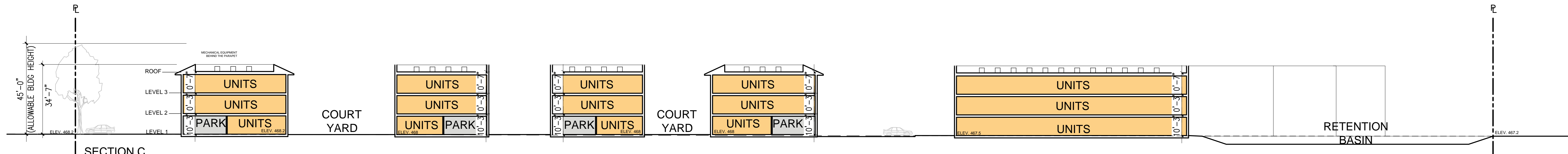


BUILDING SIDE ELEVATIONS
 SHEET INFORMATION

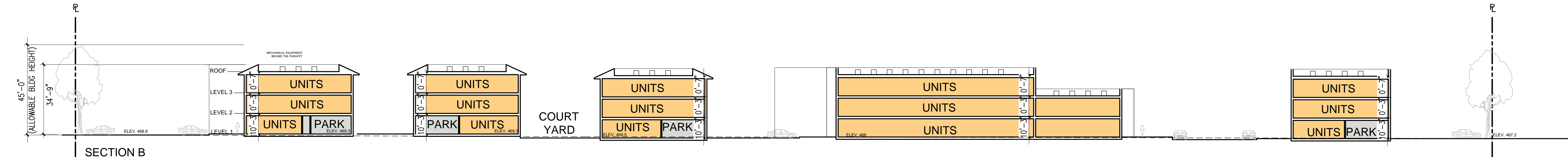
A300.1



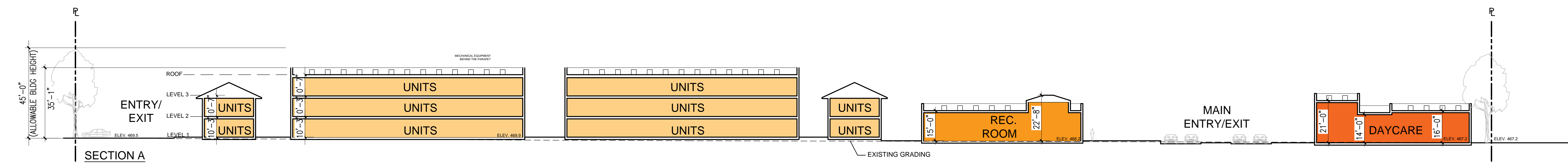
SECTION D



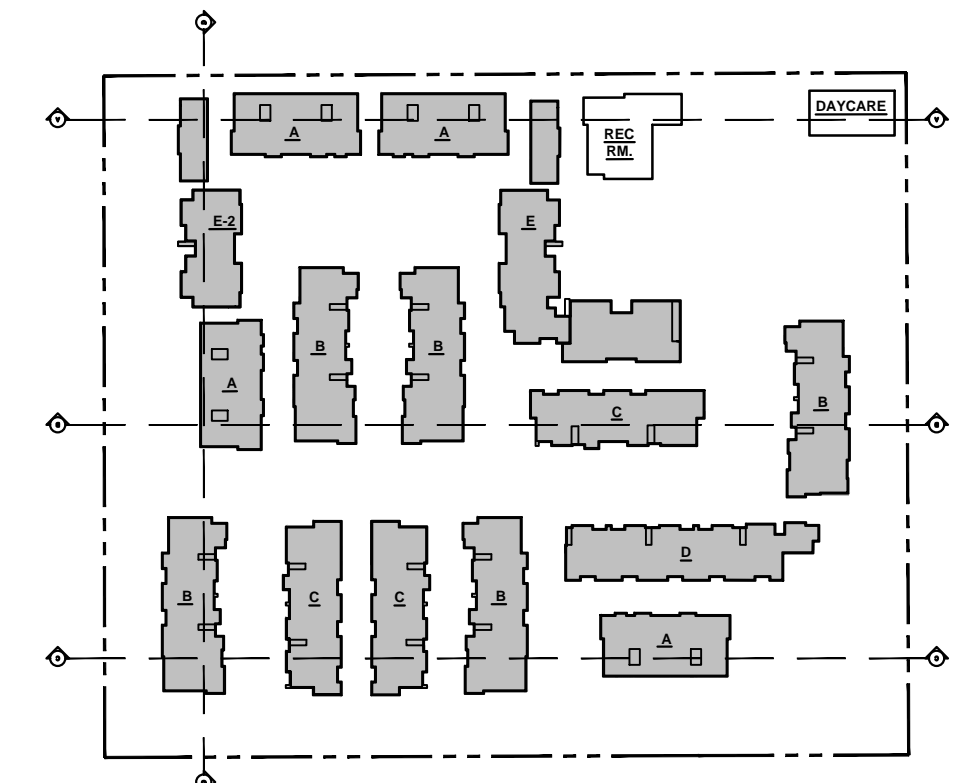
SECTION C



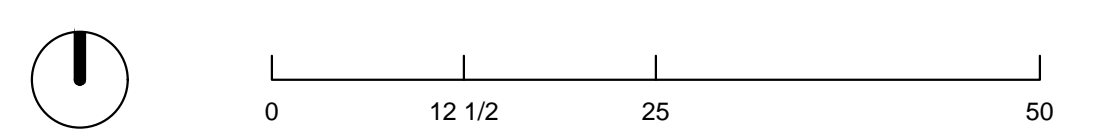
SECTION B



SECTION A



LEGEND:
 2 STORY: [Orange box]
 3 STORY: [Light orange box]
 DAY CARE: [Red box]
 REC. BLDG.: [Dark orange box]



Architecture + Planning
 12555 West Jefferson Blvd.
 Suite 100
 Los Angeles, CA 90066
 310.394.2623
 ktgy.com

Raven Ridge Development
 Coachella Village Partners, LLC
 1014 S. Westlake Blvd.
 Westlake Village, CA 91361

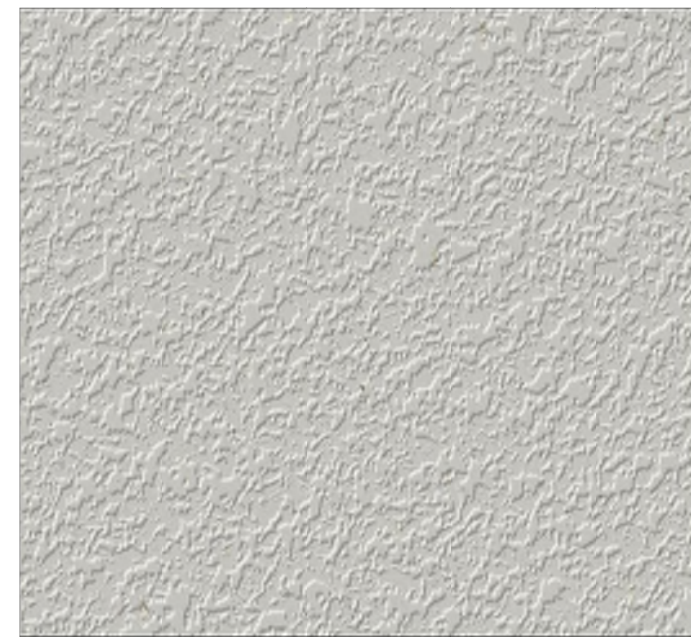
COACHELLA VILLAGE
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN
 AUGUST 28, 2017

SECTIONS

A401

1A



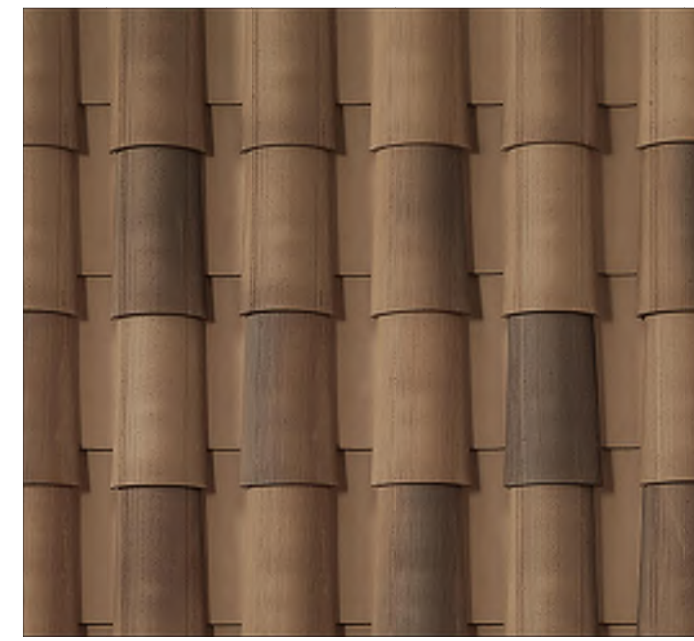
20/30 SAND FINISH STUCCO
BM: CLOUD WHITE #967

2



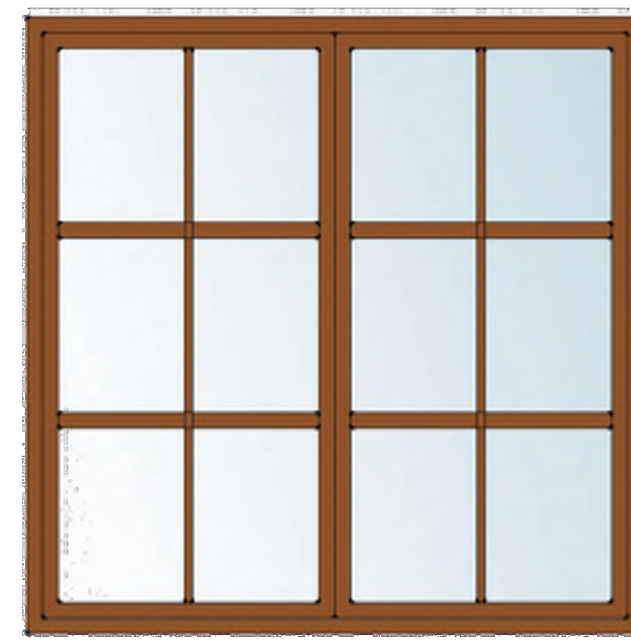
SMOOTH TROWEL STUCCO
BM: 2137-10 OTTER BROWN

3



CLAY TILE ROOFING
BORAL MISSION - RUSTIC CARMEL

4



VINYL WINDOWS
VINYL FRAMEED CLEAR DUAL PANE

5



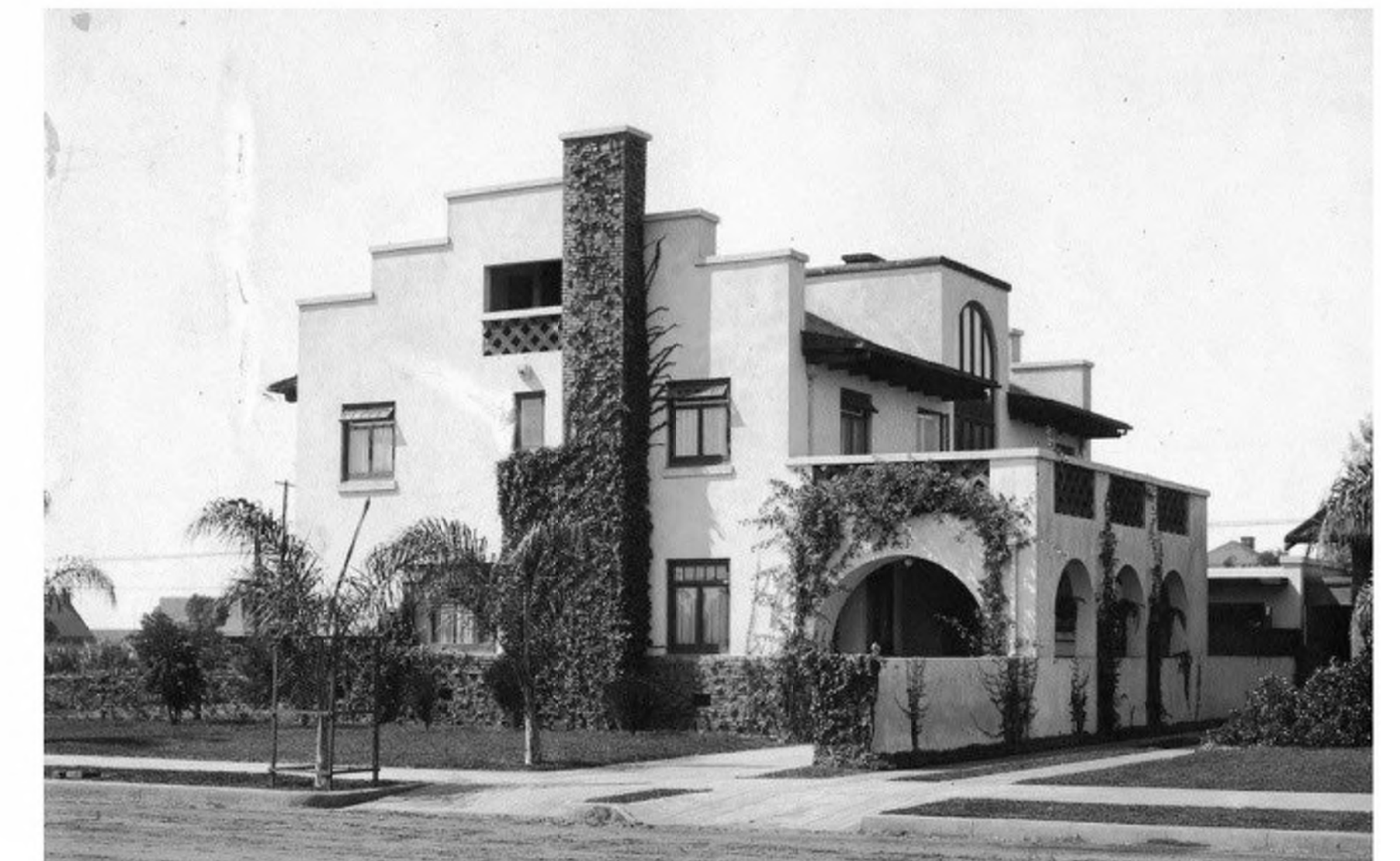
METAL RAILING SYSTEM
42" HIGH METAL FRAMED EXTRUDED STL. ROD ASSEMBLY

6



EXT. LIGHT FIXTURES
HUBBARDTON FORGE LIGHTING
MERIDIAN SCNCE





Architecture + Planning
12555 West Jefferson Blvd.
Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com

Raven Ridge Development
Coachella Village Partners, LLC
1014 S. Westlake Blvd.
Westlake Village, CA 91361

COACHELLA VILLAGE
COACHELLA, CA # 170105

CONCEPTUAL DESIGN
AUGUST 28, 2017



REFERENCE IMAGERY

A600

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
TREES & PALMS				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18" BTH DIAMOND CUT	0.5 MOD
	-	GEIJER PARVIFLORA 'AUSTRALIA WILLOW'	36" BOX SINGLE TRK. STND.	0.5 MOD
	-	TIRUJANA TIFU 'TIFU TREE'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	0.5 MOD
	-	ACACIA STENOPHYLLA 'SHOESTRING ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA SALICINA 'WILLOW ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	PARKINSONIA PRAECOX 'PALO BREA'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA ULLARDIANA 'PALO BLANCO'	24" BOX MULTI-TRK.	0.2 LOW
	-	CHAMAEROPS HUMILIS 'MEDITERRAN FAN PALM'	24" BOX MULTI-TRK.	0.5 MOD
	-	BEAUCARNEA NOLANA 'ELEPHANT'S FOOT PALM'	36" BOX SPECIMEN	0.5 MOD
DESERT ACCENTS				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	0.2 LOW
	-	AGAVE SISILANA 'SISAL AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE ANGSTIFOLIA 'CARIBBEAN AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE GEMINIFLORA 'TWIN-FLOWERING AGAVE'	5 GAL.	0.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	0.2 LOW
	-	AGAVE FILIFERA 'THREAD LEAF AGAVE'	10" DIA.	0.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	0.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	0.2 LOW
	-	ECHINOCACTUS GRUSONII 'GOLDEN BARREL CACTUS'	10" DIA.	0.2 LOW
SHRUBS				
	-	SENNA NEMOPHILA 'DESERT CASSIA'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	0.2 LOW
	-	ERENOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL.	0.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM 'LITTLE LEAF TEXAS RANGER'	5 GAL.	0.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	0.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'ROSENA'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'LA JOLLA'	5 GAL.	0.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	0.5 MOD
	-	CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL.	0.5 MOD
GRASSES				
	-	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	0.5 MOD
	-	STIPA TENISSIMA 'MEXICAN FEATHER GRASS'	5 GAL.	0.5 MOD
	-	DIANELLA TASMANICA 'VARIEGATA'	5 GAL.	0.5 MOD
GROUNDCOVER & VINES				
	-	DALEA GREGGII 'TRAILING INDIGO BUSH'	5 GAL.	0.2 LOW
	-	CARISSA 'GREEN CARPET'	5 GAL.	0.5 MOD
	-	LANTANA 'NEW GOLD'	5 GAL.	0.5 MOD
	-	LANTANA 'WHITE'	5 GAL.	0.5 MOD
	-	LANTANA 'RED DALLAS'	5 GAL.	0.5 MOD
	-	EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'	5 GAL.	0.5 MOD
	-	CHRYSACTINIA MEXICANA 'DAMIANITA'	5 GAL.	0.2 LOW
	-	RUELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	0.2 LOW
	-	DURANTA REPENS 'SKY FLOWER'	5 GAL. STK.	0.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA 'PINK POWDER PUFF'	5 GAL. STK.	0.5 MOD
	-	BOUGAINVILLEA 'MARY PALMER'S ENCHANTMENT'	5 GAL. STK.	0.5 MOD
	-	MACFADYENA UNGUIS-CATI 'CAT'S CLAW VINE'	5 GAL. STK.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL. STK.	0.5 MOD

PAVING, STONE, & GRAVEL MATERIALS

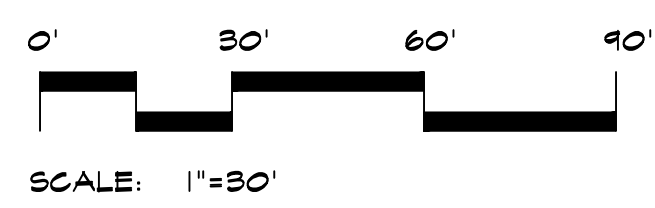
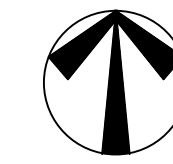
	-	SHREDDED BARK MULCH LAID 2" THICK		-	3/8" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
	-	6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS		-	LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERTUDA (OCTOBER-MAY INSTALLATION)
	-	3/4" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK		-	'HICKORY CREEK' BOULDERS 2' & 3' DIA.

COACHELLA VILLAGE

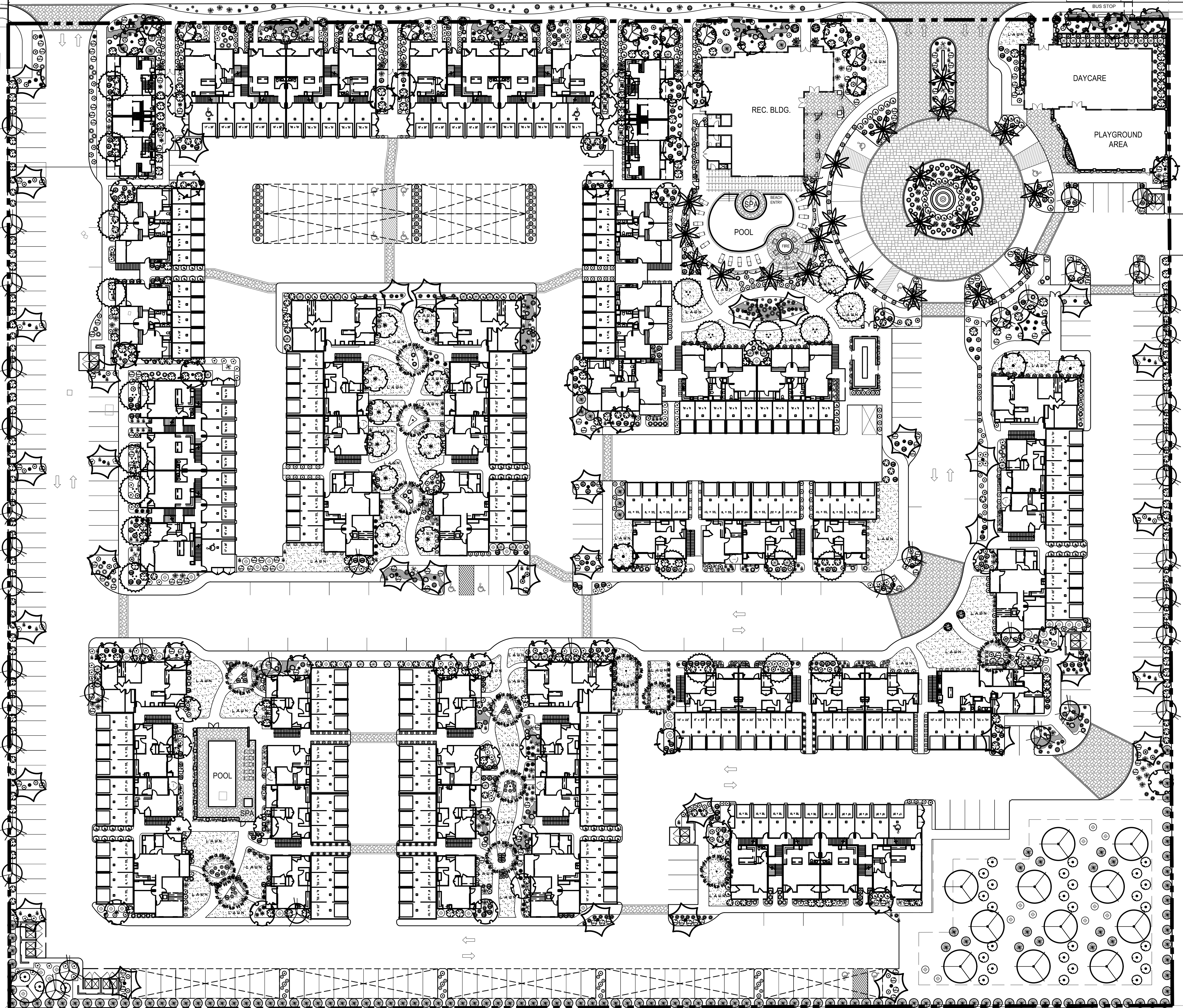
RAVEN RIDGE DEVELOPMENT

COACHELLA, CA

L-1.1 RENDERED PRELIMINARY



HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA 92211
 LIC# 2754, EXP 04/30/18
 PH. (760) 777-9131
 FAX (760) 777-9132



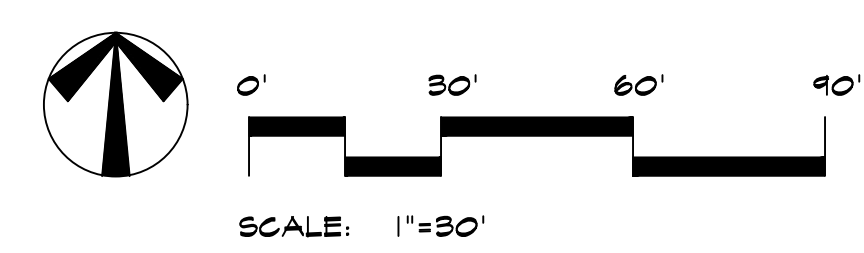
SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
TREES & PALMS				
	-	PHOENIX DACTYLIFERA 'ZAHIDI'	18" BTH DIAMOND CUT	0.5 MOD
	-	GEIJER PARVIFLORA 'AUSTRALIA WILLOW'	36" BOX SINGLE TRK. STND.	0.5 MOD
	-	TIPJANA TIPU 'TIPU TREE'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	OLEA EUROPAEA 'SWAN HILL'	36" BOX MULTI-TRK.	0.5 MOD
	-	ACACIA STENOPHYLLA 'SHOESTRING ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA SALICINA 'WILLOW ACACIA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	PARKINSONIA PRAECOX 'PALO BREA'	24" BOX SINGLE TRK. STND.	0.5 MOD
	-	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STND.	0.2 LOW
	-	ACACIA WULLARDIANA 'PALO BLANCO'	24" BOX MULTI-TRK.	0.2 LOW
	-	CHAMAEROPS HUMULIS 'MEDITERRAN FAN PALM'	24" BOX MULTI-TRK.	0.5 MOD
	-	BEAUCARNEA NOLINA 'ELEPHANT'S FOOT PALM'	36" BOX SPECIMEN	0.5 MOD
DESERT ACCENTS				
	-	AGAVE DESMETTIANA 'VARIEGATA'	15 GAL.	0.2 LOW
	-	AGAVE SISLANA 'SISAL AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE ANGSTIFOLIA 'CARIBBEAN AGAVE'	15 GAL.	0.2 LOW
	-	AGAVE GEMINIFLORA 'TWIN-FLOWERING AGAVE'	5 GAL.	0.2 LOW
	-	ALOE 'BLUE ELF'	5 GAL.	0.2 LOW
	-	AGAVE FILIFERA 'THREAD LEAF AGAVE'	10" DIA.	0.2 LOW
	-	OPUNTIA SANTA-RITA 'TUBAC'	5 GAL.	0.2 LOW
	-	HESPERALOE PARVIFLORA 'BRAKE LIGHT'	5 GAL.	0.2 LOW
	-	ECHINOCACTUS GRISONII 'GOLDEN BARREL CACTUS'	10" DIA.	0.2 LOW
SHRUBS				
	-	SENNA NEMOPHILA 'DESERT CASSIA'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'	5 GAL.	0.2 LOW
	-	LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'	5 GAL.	0.2 LOW
	-	ERENTHOPHILA MACULATA 'VALENTINE BUSH'	5 GAL.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL.	0.5 MOD
	-	LEUCOPHYLLUM REVOLUTUM 'LITTLE LEAF TEXAS RANGER'	5 GAL.	0.2 LOW
	-	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL.	0.5 MOD
	-	ROSA FLORIBUNDA 'ICEBERG'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'ROSEKAT'	5 GAL.	0.5 MOD
	-	BOUGAINVILLEA 'LA JOLLA'	5 GAL.	0.5 MOD
	-	CARISSA 'BOXWOOD BEAUTY'	5 GAL.	0.5 MOD
	-	CALLISTEMON VIMALIS 'LITTLE JOHN'	5 GAL.	0.5 MOD
GRASSES				
	-	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	0.5 MOD
	-	STIPA TENUISSIMA 'MEXICAN FEATHER GRASS'	5 GAL.	0.5 MOD
	-	DIANELLA TASMANICA 'VARIEGATA'	5 GAL.	0.5 MOD
GROUNDCOVER & VINES				
	-	DALEA GREGGII 'TRAILING INDIGO BUSH'	5 GAL.	0.2 LOW
	-	CARISSA 'GREEN CARPET'	5 GAL.	0.5 MOD
	-	LANTANA 'NEW GOLD'	5 GAL.	0.5 MOD
	-	LANTANA 'WHITE'	5 GAL.	0.5 MOD
	-	LANTANA 'RED DALLAS'	5 GAL.	0.5 MOD
	-	EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'	5 GAL.	0.5 MOD
	-	CHRYSACTINIA MEXICANA 'DAMIANITA'	5 GAL.	0.2 LOW
	-	RUELLIA BRITTONIANA 'LITTLE KATIE'	5 GAL.	0.2 LOW
	-	DURANTA REPENS 'SKY FLOWER'	5 GAL. STK.	0.5 MOD
	-	CALLIANDRA HAEMATOCEPHALA 'PINK POWDER PUFF'	5 GAL. STK.	0.5 MOD
	-	BOUGAINVILLEA 'MARY PALMER'S ENCHANTMENT'	5 GAL. STK.	0.5 MOD
	-	MACFADYENA UNGUIS-CATI 'CAT'S CLAW VINE'	5 GAL. STK.	0.2 LOW
	-	TECOMA STANS 'YELLOW BELLS'	5 GAL. STK.	0.5 MOD

PAVING, STONE, & GRAVEL MATERIALS

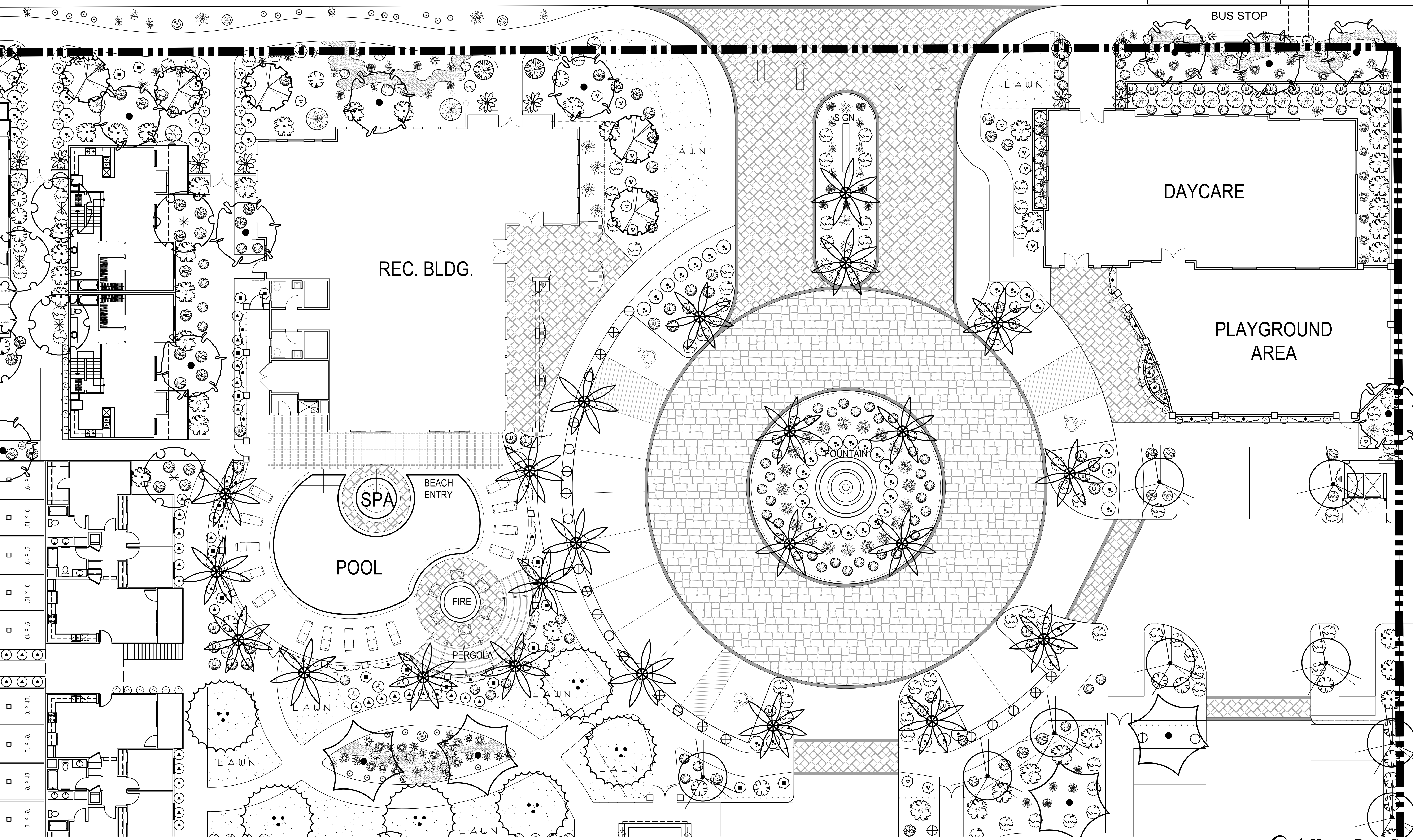
- SHREDDED BARK MULCH LAID 2" THICK
- 6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS
- 3" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK
- 3" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
- LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)
- 'HICKORY CREEK' BOULDERS 2' & 3' DIA.

COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
 COACHELLA, CA

L-1 PRELIMINARY DESIGN

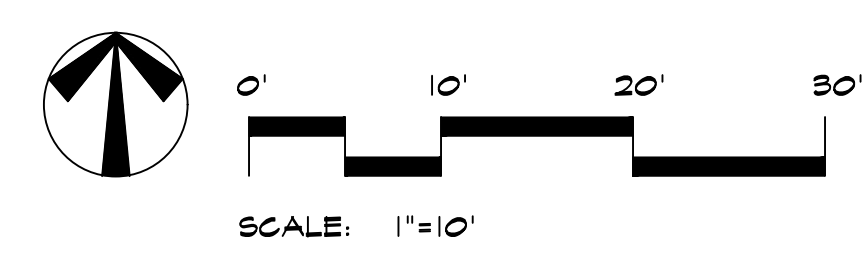


HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA 92211
 LIC# 2754, EXP 04/30/18
 PH. (760) 777-9131
 FAX (760) 777-9132

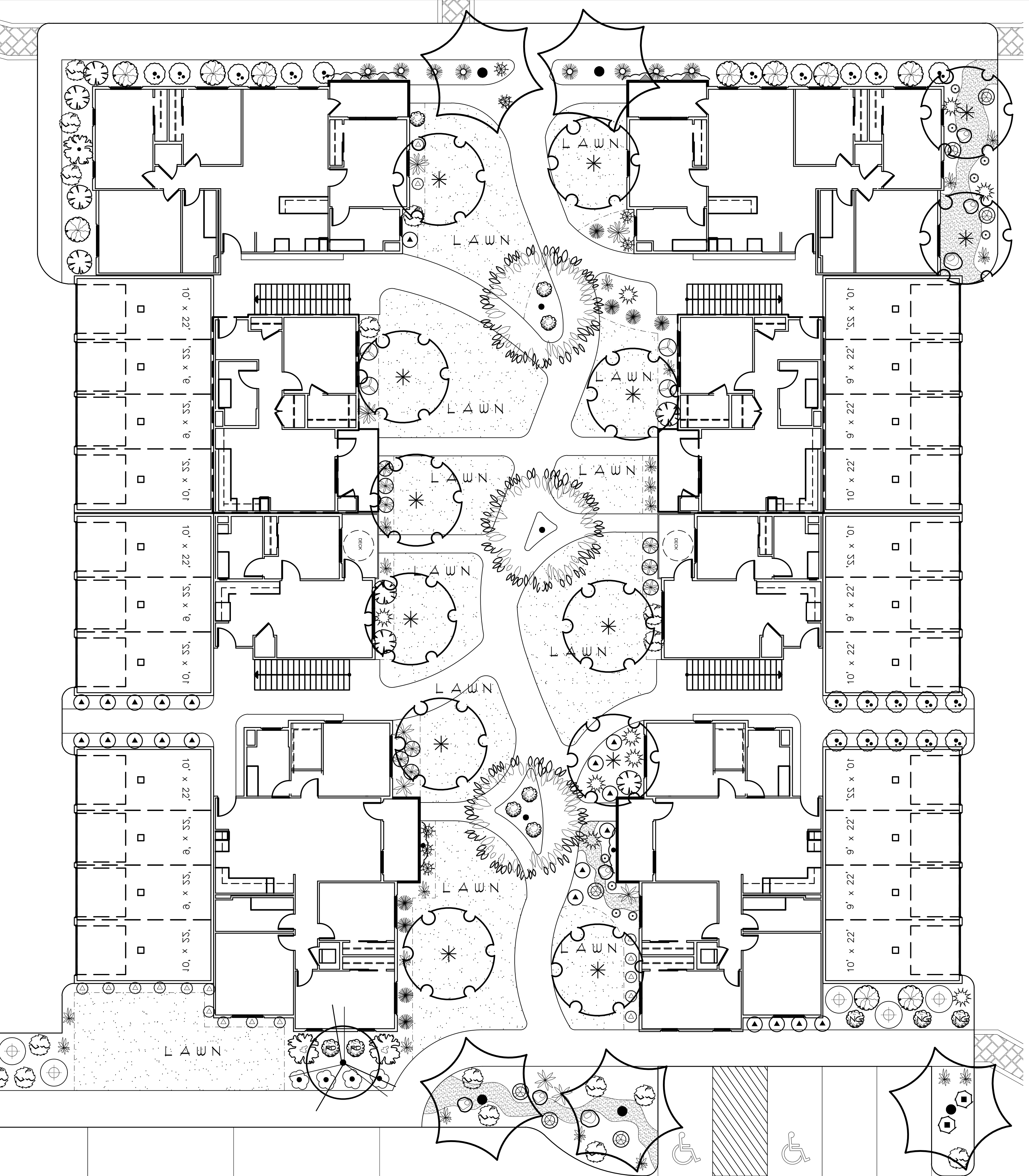


COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
 COACHELLA, CA

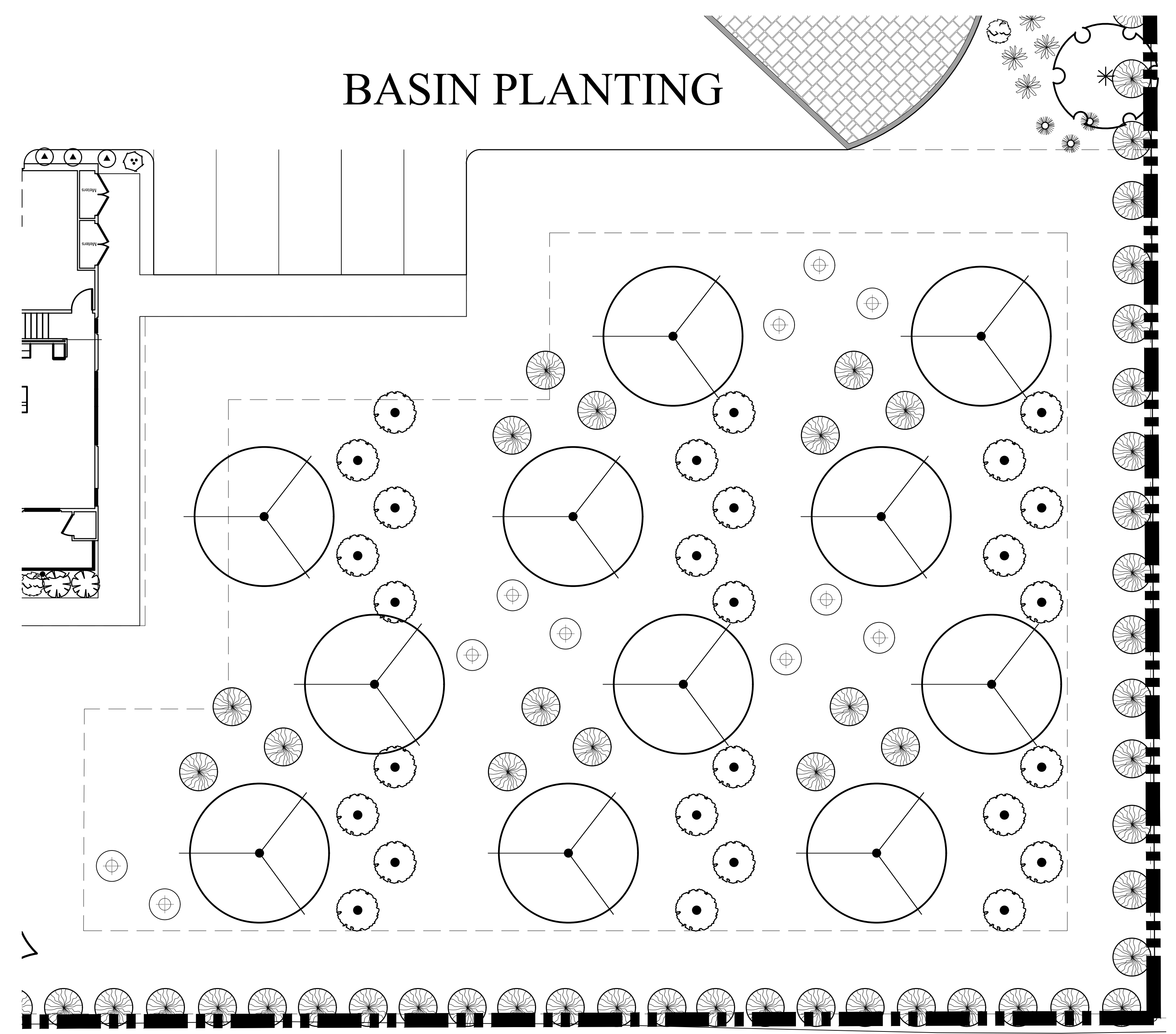
L-2 PROJECT ENTRY



HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754, EXP 04/30/18
 PH. (760) 777-9131
 FAX (760) 777-9132



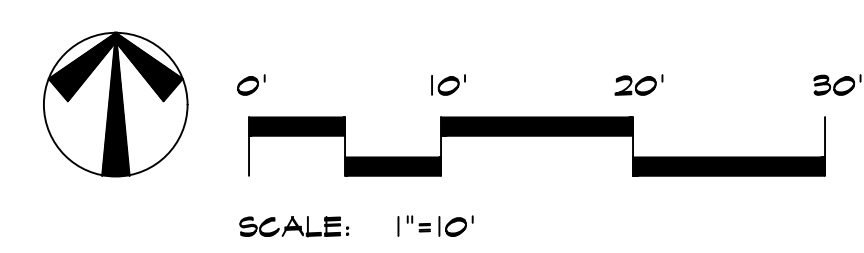
APARTMENT COURTYARD
PLANTING



BASIN PLANTING

COACHELLA VILLAGE
RAVEN RIDGE DEVELOPMENT
COACHELLA, CA

L-4 APARTMENT &
BASIN PLANTING



HJG
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/18
PH. (760) 777-9131
FAX (760) 777-9132



ACACIA WILLARDIANA
"PALO BLANCO"



ACACIA ANEURA
"MULGA"



ACACIA STENOPHYLLA
"SHOESTRING ACACIA"



TIPUANA TIPU
"TIPU TREE"



LYSILOMA WATSONII
"FEATHER BUSH"



PARKINSONIA X
"DESERT MUSEUM"



WASHINGTONIA ROBUSTA
"MEXICAN FAN PALM"



BEAUCARNEA NOLINA
"ELEPHANT FOOT PALM"



YUCCA ROSTRA
"BEAKED BLUE YUCCA"



LEUCOPHYLLUM PRUINATUM
"SIERRA BOUQUET"



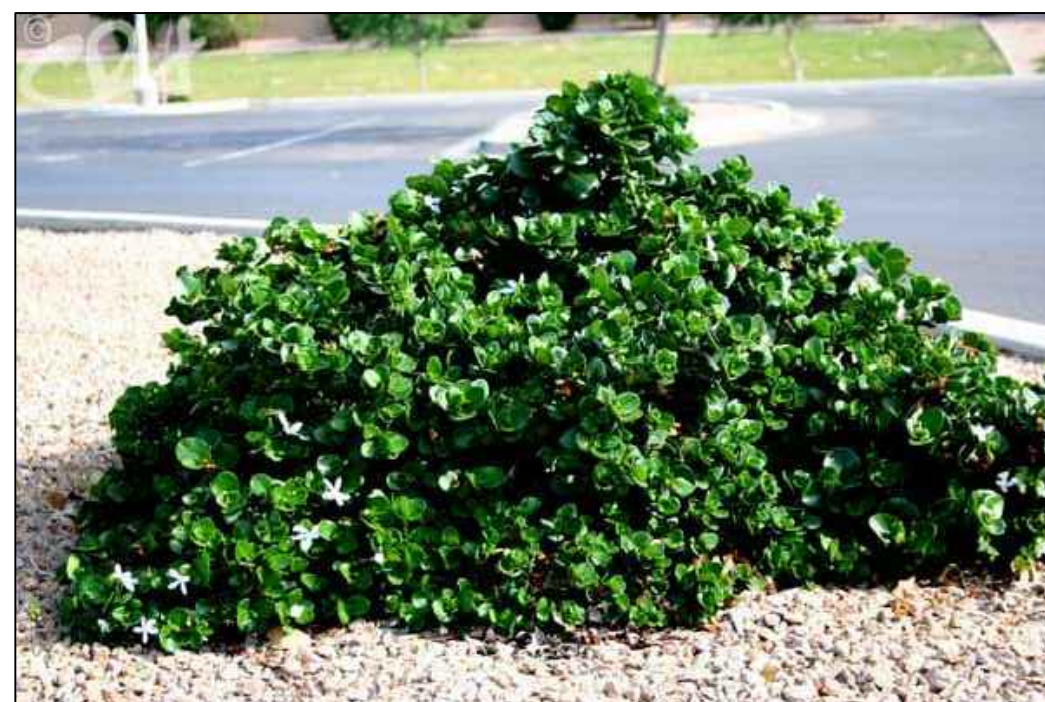
LEUCOPHYLLUM FRUTESCENS
"WHITE CLOUD"



BOUGAINVILLEA
"ROSENKA"



CALLISTEMON VIMINALIS
"LITTLE JOHN"



CARISSA
"BOXWOOD BEAUTY"



MUHLENBERGIA LINDHEIMERI
"AUTUMN GLOW"



STIPA TENUISSIMA
"MEXICAN FEATHER
GRASS"



CHRYSACTINIA MEXICANA
"DAMIANITA"



LANTANA
"WHITE FLOWERS"



OLEA EUROPAEA
"LITTLE OLLIE"



AGAVE SISILANA
"SISAL AGAVE"



AGAVE AMERICANA
"CENTURY PLANT"



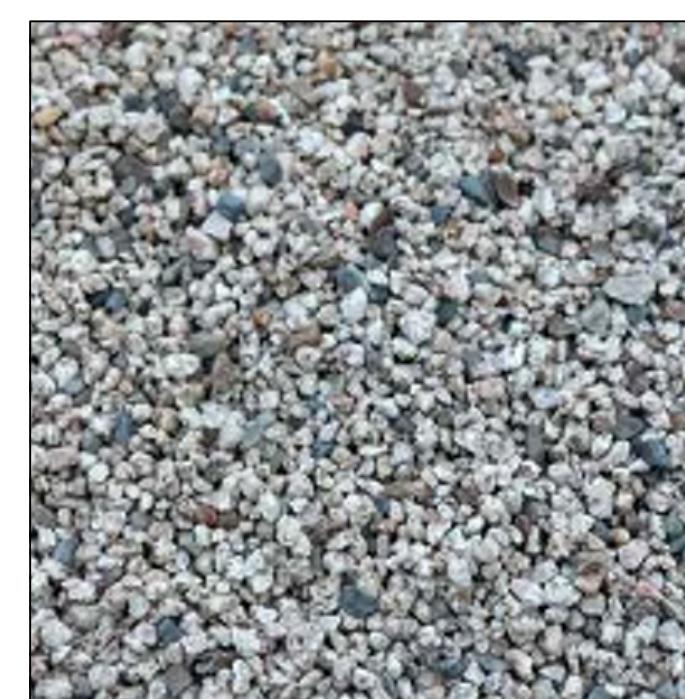
AGAVE DESMETTIANA



WATER FOUNTAIN



'BAJA CRESTA' RUBBLE



'CHAMOIS BIEGE' CRUSHED



'ADOBE SUNSET' FINES



'HICKORY CREEK' BOULDER



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Resolution No. PC2024-07 approving Conditional Use Permit 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing building at 84650 Ave 49, (APN: 603-250-015) to the Planning Commission meeting of May 1, 2024 as the project will require site plan modifications subject to Fire Department safety concerns.



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: La Mango – Type 40 ABC License

SPECIFICS: Conditional Use Permit No. 378 to allow liquor sales (ABC Type 40, On-Sale Beer) within a 1,711 SF restaurant located at 51704 Cesar Chavez Street. Applicant: Arlent Irani Torres Cardenas

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2024-09 approving Conditional Use Permit (CUP) No. 378 to allow a liquor sales license (Type 40, On-Sale Beer) at the La Mango restaurant at 51704 Cesar Chavez St., pursuant to the findings and conditions in the attached resolution.

BACKGROUND:

La Mango is an existing restaurant within an existing multi-tenant commercial building located at 51704 Cesar Chavez St. (APN 778-150-001). Since September 2015, the site has had an active Type 40 ABC License. On October 2020, the applicant renewed the ABC License. A CUP was not required for this site since the alcohol use was established prior to the adopted alcohol ordinance in December 2016. On September 2023, the applicant expanded their restaurant by 551 SF within the existing building and no exterior expansion. Per the Coachella Municipal Code, existing uses may be extended provided the plans are submitted to and approved by the planning commission. Due to the expansion, the applicant is CUP approval is required for an alcohol license.

On November 18, 2020 the Cairo Casitas project was approved for the subject site, which was a multi-family development of 8 dwelling units. Since then the project has expired, however the property owner has worked to reach out to the city to discuss new development opportunities on the site and the applicant has been in discussion with the City regarding the Commercial Corridor Façade Improvement Grant Program for potential improvements on the site.

DISCUSSION/ANALYSIS:

The applicant, Arlent Irani Torres Cardenas, submitted a request for a CUP to allow the Type 40 license (On-Sale Beer) at the existing La Mango restaurant. The zoning designation of the property is within the C-N (Neighborhood Commercial) zone and allows liquor sales with approval of a CUP. In December of 2016, the City adopted an ordinance requiring a conditional use permit for

any off-sale and on-sale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The CUP findings are required to be made by the Planning Commission.

The subject site is located within Census Tract 457.04 with a population of 3,135 persons, where ABC concentration standards allow a maximum of 2 on-sale licenses, where 5 active on-sale licenses exist. The applicant is not applying for an off-sale license, however there are 5 active off-sale licenses where ABC concentration standards allow a maximum of 1 off-sale licenses.

Table 1 – On-Sale Alcohol Licenses

Off-Sale Alcohol License within Census Tract 457.04			
	Business Name	Address	License Type
1	TACOS EL VIEJON	51697 Cesar Chavez St.	41 (On-Sale Beer & Wine)
2	MARISCOCOS CULIACAN	51679 Cesar Chavez St.	41 (On-Sale Beer & Wine)
3	LA MANGO	51704 Cesar Chavez St.	40 (On-Sale Beer)
4	MR. CLAMATO	51557 Cesar Chavez St.	58 (Caterer’s Permit)
5	MR. CLAMATO	51557 Cesar Chavez St.	41 (On-Sale Beer & Wine)

Additionally, on-sale establishments may not fall within 700 feet of a church, school, park, playground, residence or another existing on-sale use as measured from property line to property line. The subject site is within 700 feet of the following on-sale liquor uses; Mariscos Culiacan (120 foot distance), Tacos El Viejon (120 foot distance), and Mr. Clamato (490 foot distance). The subject site is within 700 feet of residential property. The subject site is within 700 feet of the following church uses: The Potter’s House (210 foot distance), La Luz Del Mundo Church (533 foot distance), and Calvary Landmark (585 foot distance)

Staff contacted Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the Planning Commission may want to consider when making findings or including conditions of approval for the CUP. Lieutenant Vasquez identified no recommendations. No comments have been received from the public with any concerns regarding the approval of the proposed conditional use permit for Type 40 (On-Sale Beer) alcohol sales.

The floor plans for the La Mango restaurant includes a sales floor area of 1,135 SF. Alcohol display and storage is within a storage room and behind a sales counter, and not within the sales floor area. The project does not exceed the 5% maximum sales floor area (57 SF) that may be dedicated to alcohol. Not more than 20% of the gross floor area (342 SF) is dedicated to the storage/sales/display of alcohol, and the alcohol is separated by physical barriers from the main seating area.

Hours of Operation:

The hours of operation for La Mango are Monday through Sunday from 9 a.m. to 12 p.m.

Environmental Setting:

The subject business at 51704 Cesar Chavez Street is along the Cesar Chavez Street commercial corridor surrounded by commercial and residential single-family uses, with adjoining zoning and land uses as follows:

North: vacant CV Industrial building / (C-N, Neighborhood Commercial)
Single family residential / (S-N, Suburban Neighborhood)

South: Tax Pros and Notary, Coachella Barber Shop & Salon, Alonso's Photo & Video
/ (C-N, Neighborhood Commercial)
Plaza Miranda Apartments / (U-N, Urban Neighborhood)

East: Plaza Miranda Apartments / (U-N, Urban Neighborhood)

West: Vacant commercial building, Verde Valley Plaza / (C-N, Neighborhood Commercial)

Parking:

In commercial districts, restaurants are required to provide (1) space for each 45 square feet of customer area, plus (1) space for each two-hundred square feet of noncustomer area. The subject site has 1,135 SF of customer area, and 576 SF of non-customer area, which would require the subject site to provide 28 parking spaces. There are 17 off-street parking spaces on Cesar Chavez Street, 9 off-street parking spaces at the rear parking lot, and approximately 6 on-street parking spaces on Cairo Street. A total 32 parking spaces are provide on-site. The existing off-street and on-street parking on the property provides adequate parking for this use.

Site Improvements

During a staff site visit to the La Mango commercial building, staff observed signage, façade elevations, missing landscaping and on-site driveways in disrepair. Staff communicated these issues to the applicant and the applicant indicated his good-faith efforts to communicate with the city to develop the site under the recently expired permits. Staff also mentioned to the applicant his eligibility for the new Commercial Corridor Façade Improvement Grant Program approved by City Council, and the applicant has been communicating with the Economic Development team to be a program candidate. At the applicant's request, staff has not added any site improvement conditions of approval to the CUP as Staff is able to ensure these improvements occur with code enforcement efforts.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving negligible or no expansion

of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no exterior expansions are proposed.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-09 that approves CUP No. 378 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-09 that approves CUP No. 378 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-09 and request that staff prepare a Planning Commission Resolution for denial of CUP No. 378.
- 3) Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve CUP No. 378 with the findings and conditions listed in Resolution No. PC2024-09. Staff recommends that the Planning Commission makes the finding that the public convenience or necessity is justified to issue the Type 40 license (On-Sale Beer). Furthermore, the Sherriff's Department has not raised concerns about granting the CUP for Type 40 alcohol sales at this site.

Attachments:

1. Resolution No. PC2024-09 CUP No. 378
2. Vicinity Map
3. La Mango Floor Plan
4. Site Photos
5. Agency comments

RESOLUTION NO. PC 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 378 TO ALLOW ON-SALE BEER FOR THE 1,711 SQUARE FOOT LA MANGO RESTERAUNT (ABC LICENSE TYPE 40 – ON-SALE BEER), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 51704 CESAR CHAVEZ ST (APN 778-150-001); ARLENT IRANI TORRES CARDENAS, APPLICANT.

WHEREAS, Arlent Irani Torres Cardenas, filed an application for Conditional Use Permit No. 378 (CUP 378) to allow a 1,711 square restaurant to allow on-sale beer (ABC License Type 40– On-Sale Beer) in an existing commercial building located at 51704 Cesar Chavez St; Assessor’s Parcel No. 778-150-001 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 378 on April 17, 2024 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed on-sale beer use; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 378, subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a) as the proposed on-sale of beer will occur in an existing private commercial structure involving negligible or no exterior expansion of existing or former commercial use on the property.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 378, the Planning Commission finds as follows for the existing La Mango restaurant with proposed on-sale of beer (ABC License Type 40 – On-Sale Beer):

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the existing La Mango restaurant with proposed alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists with the need to provide a comfortable, walkable environment for shoppers and diners. The on sale offerings of beer at the La Mango restaurant will provide a unique service to the Neighborhood Center and citywide that accomplish the goals of the General Plan.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of ‘C-N’ (Neighborhood Commercial) which permits liquor sales subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located on Cesar Chavez Street and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed alcohol sales and the existing commercial parking lot.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment, including service of on-sale beer. The Sherriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on-sale of beer will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.
6. Although the La Mango restaurant does fall within seven hundred (700) feet, measured from property line to property line, of three on-sale liquor uses (Mariscos Culiacan, Tacos El Viejon, Mr. Clamato), a church (Primera Iglesia Bautista), and residential uses, the benefit of the proposed alcohol sales outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale beer license as the La Mango restaurant offers a wide selection of food in a commercial center on a major corridor envisioned to have such uses. Mariscos Culiacan is a 120 foot distance and separated by Cesar Chavez Street to the west, Tacos El Viejon is a 120 foot distance and separated by Cesar Chavez Street to the west, Mr. Clamato is a 490 foot distance and separated by Cesar Chavez Street to the west. The nearest residences are directly adjacent to the subject property to the east. The Potter's House is a 210 foot distance from the subject property, La Luz Del Mundo Church is a 553 foot distance from the subject property, and the Calvary Landmark is a 585 foot distance from the subject property. A condition of approval for CUP 378 requires that not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.
7. The La Mango restaurant establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would retain the availability of jobs and continue to serve as an anchor for the commercial corridor, which would continue to provide jobs and increase the City's sales tax revenues.
8. The exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the

neighborhood. The business is located within an existing private commercial structure.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approves Conditional Use Permit No. 378 project subject to and amended by conditions of approval in “Exhibit A.”

PASSED APPROVED and ADOPTED this 17th of April 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jason Hernandez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. PC2024-09 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 17th of April 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2024-09
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 378

General Conditions

1. The conditional use permit shall expire and shall become void two years following the date on which the conditional use became effective unless alcohol sales is commenced within 24 months of the effective date of this Conditional Use Permit or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
2. Conditional Use Permit No. 378 is an approval for the on-sale of beer in conjunction with the La Mango restaurant. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
3. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
4. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
5. Hours of operation of the La Mango restaurant may be from 9:00 a.m. to 12:00 p.m. Monday through Sunday. The applicant may request a change to the restaurant operating hours for administrative approval by the Development Services Director.
6. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.
7. Not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.

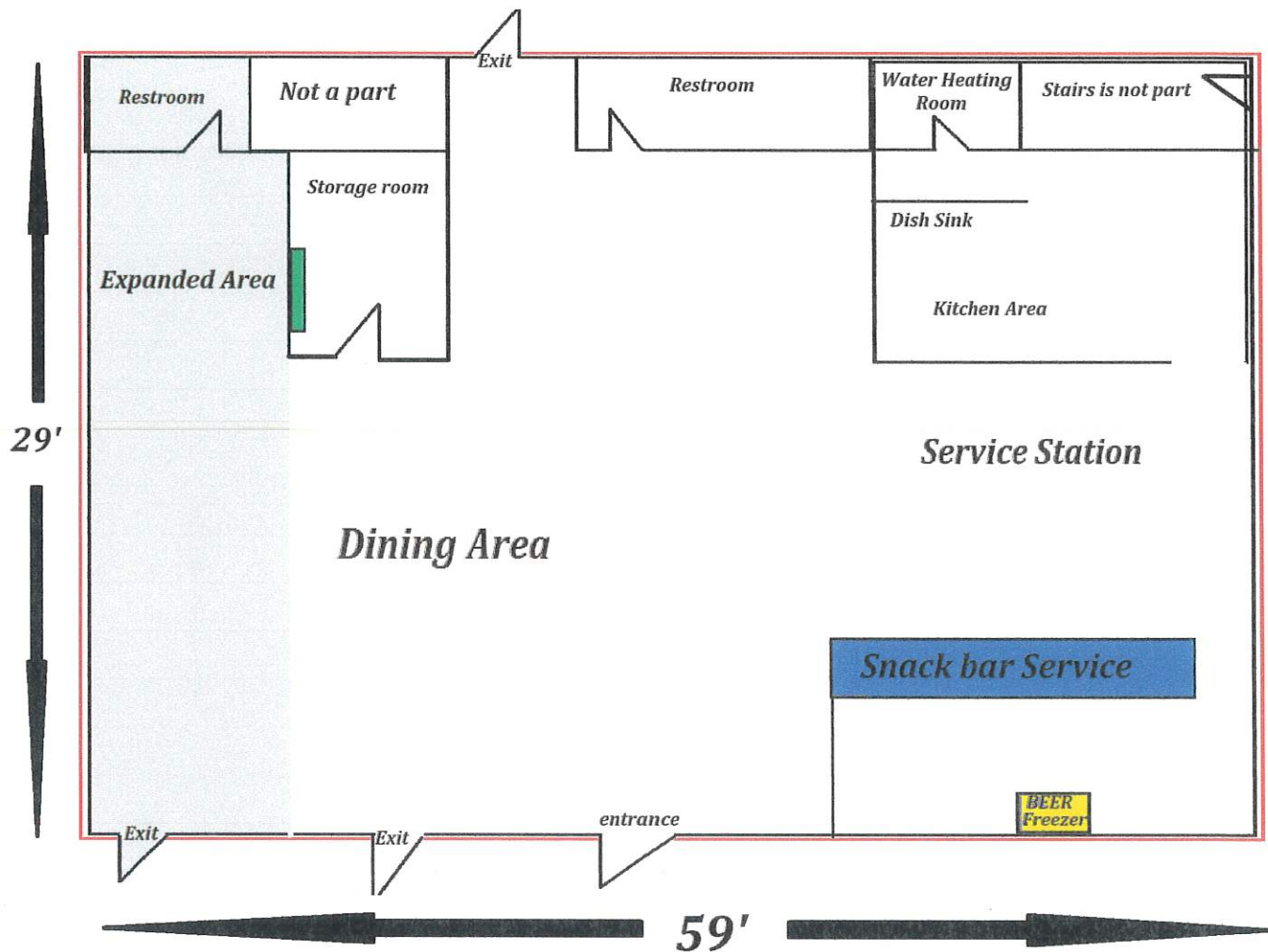
8. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the shopping center so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.
9. Any break in service, meaning the closure of the restaurant for a period of 180 consecutive days, will result in the expiration of this CUP.
10. Alcohol and tobacco advertisement shall be prohibited on exterior signage and below four feet in height.
11. Alcohol products shall be prohibited near candy.
12. At the discretion of the Development Services Director, the Director may require parking improvement measures if it is determined that the parking impacts from the La Mango business do not meet the current on-site or off-site parking supply.
13. The applicant shall comply with the Coachella Municipal Code sign requirements including wall signs and windows sign standards. No flag signs, banners, or wind feather signs are permitted.

Utilities Department

14. Complete and submit wastewater discharge survey.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Applicant: Arlent Irani Torres Cardenas

Project Nama: La Mango

Project: address: 51704 Cesar Chavez st #B Coachella ca. 92236

APN:778-150-001

- **Project Area =1,711 Sq Ft**
- **Alcohol Storage =18 Sq Ft**
- **Alcohol display Freezer =15 Sq Ft**
- **Snack bar service Area =34 Sq Ft or 17.3 x 2.6 Ft**
- **Expanded Area = 551 Sq Ft**
- **Dinning Area=1,135 Sq Ft**

FLOOR PLAN



Entrance



Front Elevation - West



Side Elevation - North



Side Elevation - North



Side Elevation - South



Rear Elevation - East



Rear Elevation - East



Side Elevation - North



Landscaping – Cesar Chavez Street Frontage



Landscaping – Cairo Street Frontage



Signage

From: Gabriel Martin
Sent: April 02 24 9:32 AM
To: Adrian Moreno
Subject: RE: RAC - CUP 378: La Mango, Type 40 ABC License

Hi Adrian,

No comments from me. I am sure the team is already addressing the patio/front facade damage, landscaping and parking lot situation.

Thank you,

Gabriel D. Martin, Ph.D | City Manager
 City of Coachella
 53990 Enterprise Way ° Coachella, CA 92236
 Office: 760) 398-3502 ext. 124
 Cell: 760) 625-6062
 Fax: 760) 683-3017
 E-mail: gmartin@coachella.org ° [Website](#)



From: Adrian Moreno <amoreno@coachella.org>
Sent: April 02 24 7:52 AM
To: Gabriel Perez <gperez@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; ltorres@cvusd.us; rvasquez@riversidesheriff.org; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rroufplanningeast@fire.ca.gov; kohl.hetrick@fire.ca.gov
Subject: RE: RAC - CUP 378: La Mango, Type 40 ABC License

Hello Everyone,

Just a friendly reminder, if your department has any comments for **CUP 378: La Mango, Type 40 ABC License**, please provide by **tomorrow Wednesday, 4/2/24**.

Thanks,

Adrian Moreno | Associate Planner
 City of Coachella ° Development Services Department
 53990 Enterprise Way ° Coachella, CA 92236



City of Coachella / Utilities Department
53-462 Enterprise Way
Coachella, CA 92236
(760) 501-8100
www.coachella.org

WASTEWATER DISCHARGE SURVEY

() Change of Ownership () Tenant Improvement () New Construction () Renewal () Other: _____

Section A: _____

Date: _____ Project: _____

Company Name: _____

Site Address: _____ City: _____ State: _____ Zip: _____

Site Phone: _____ Email: _____

Site Tract No or APN: _____ Lot: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Responsible Party: _____ Phone: _____ Email: _____

Site Contact: _____ Phone: _____ Email: _____

Emergency Contact: _____ Phone: _____ Email: _____

Section B: _____

Work days per week: () Monday () Tuesday () Wednesday () Thursday () Friday () Saturday () Sunday

Number of hours of operation per day: _____ Number of employees: _____

Water account #: _____ Business License #: _____ SIC code: _____

Provide a brief description of the commercial process, manufacturing, or activities to be performed at this site:

- (Yes) (No) Does your facility already have an approved backflow assembly?
- (Yes) (No) Are any sinks other than hand sinks or floor sinks (for condensate only) installed?
- (Yes) (No) Are floor drains installed in any area other than restrooms?
- (Yes) (No) Is any water discharged to the sewer other than from hand sinks or restrooms?
- (Yes) (No) Are any solvents or hazardous materials used or stored at your facility?
- (Yes) (No) Is a water softener or water treatment device installed at your facility?
- (Yes) (No) Is a cooling tower installed at your facility or do you plan to install one?
- (Yes) (No) Does your facility have a pretreatment device (grease interceptor, clarifier, sand & oil separator, etc.)?

Name: _____ Signature: _____

Title: _____ Date: _____

From: [Lizzandro Diaz](#)
To: [Adrian Moreno](#)
Subject: RE: RAC - CUP 378: La Mango, Type 40 ABC License
Date: March 27 24 8:31:39 AM
Attachments: [image002.png](#)
[image003.png](#)

I have no comments at this time.

Lizzandro Diaz,CBO
 Building Official
 City of Coachella
 Off: 442-400-5751
 Cell: 442-637-2735
 53990 Enterprise Way
 Coachella, CA 92236



From: Adrian Moreno <amoreno@coachella.org>
Sent: March 19 24 8:31 AM
To: Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; Itorres@cvusd.us; rvasquez@riversidesheriff.org; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rruofmplanningeast@fire.ca.gov; kohl.hetrick@fire.ca.gov
Subject: RAC - CUP 378: La Mango, Type 40 ABC License

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **Conditional Use Permit (CUP) 378: La Mango, Type 40 ABC License**

This is a submittal for a Conditional Use Permit to be granted Public Convenience or Necessity (PCN) for a Type 40 – On-Sale Beer Alcohol License for the La Mango restaurant at 51704, Ste. B, Cesar Chavez Street. Enclosed is the Floor Plan showing the total 1,711 SF business area with approximately 15 square feet dedicated for the display of alcohol. The applicant currently runs the

From: Vasquez, Randy <rvasquez@riversidesheriff.org>
Sent: March 21 24 3:53 PM
To: Adrian Moreno
Subject: RE: RAC - CUP 378: La Mango, Type 40 ABC License

No recommendations.

Lieutenant Randy Vasquez #1541
Thermal Station
86625 Airport Boulevard
Thermal, CA 92274
E-mail: rvasquez@riversidesheriff.org
Office: 760-863-8990
Desk: 760-863-7962



From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, March 19, 2024 8:31 AM
To: Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; ltorres@cvusd.us; Vasquez, Randy <rvasquez@riversidesheriff.org>; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; rruofmplanningeast@fire.ca.gov; kohl.hetrick@fire.ca.gov
Subject: RAC - CUP 378: La Mango, Type 40 ABC License

CAUTION: This email originated from outside the **Riverside Sheriff** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **Conditional Use Permit (CUP) 378: La Mango, Type 40 ABC License**

This is a submittal for a Conditional Use Permit to be granted Public Convenience or Necessity (PCN) for a Type 40 – On-Sale Beer Alcohol License for the La Mango restaurant at 51704, Ste. B, Cesar Chavez Street. Enclosed is the Floor Plan showing the total 1,711 SF business area with approximately 15 square feet dedicated for the display of alcohol. The applicant currently runs the La Mango restaurant at the

site location, and has an active Type 40 – On-Sale Beer Alcohol License. The applicant plans to expand the licensed area by 551 SF for a total project area of 1,711 SF. The restaurant currently has an active ABC License without an approved Conditional Use Permit, with the proposed expansion of the ABC licensed area by the applicant, the City requires a Conditional Use Permit to be approved for this ABC license. The approval of the Type 40 ABC License would authorize the sale of beer for consumption on or off the premises where sold.

You may also access the files via Bluebeam Session ID: 683-156-289

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/683-156-289>

If possible, please return comments by **Wednesday, April 3, 2024**.

If you have any questions, please feel free to contact me.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella ° Development Services Department

53990 Enterprise Way ° Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

[Website](#) | [Map](#) [f](#) [t](#)

From: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>
Sent: April 08 24 4:00 PM
To: Adrian Moreno
Cc: CALFIRE RVC Planning Submittals
Subject: FW: RAC - CUP 378 FPCUP2400011 : La Mango, Type 40 ABC License

Adrian,

Good afternoon, there are no comments from fire on this case, we will actually be voiding this on our end as we do not need to review these types of submittals.

From: Adrian Moreno <amoreno@coachella.org>
Sent: Thursday, April 4, 2024 8:17 AM
To: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>; Rodriguez, CarlosM@CALFIRE <CarlosM.Rodriguez@fire.ca.gov>
Cc: CALFIRE RVC Planning Submittals <RVCPlanningSubmittals@fire.ca.gov>
Subject: RE: RAC - CUP 378 FPCUP2400011 : La Mango, Type 40 ABC License

Warning: this message is from an external user and should be treated with caution.

Hello Olivia,

I am following up if there are any comments for this project. This is just for an ABC Liquor License. Comments were due yesterday.

Attached is a Fire Department correspondence I received last year for a separate project, is this statement still true that I should not forward any projects that only involve businesses requesting a license to sell liquor?

Thanks,

Adrian Moreno | Associate Planner
City of Coachella ◦ Development Services Department
53990 Enterprise Way ◦ Coachella, CA 92236
Phone: 760-398-3502 Ext: 118
Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

[Website](#) | [Map](#)  

From: Owens, Olivia@CALFIRE <Olivia.Owens@fire.ca.gov>
Sent: April 02 24 1:56 PM
To: Rodriguez, CarlosM@CALFIRE <CarlosM.Rodriguez@fire.ca.gov>
Cc: CALFIRE RVC Planning Submittals <RVCPlanningSubmittals@fire.ca.gov>; Adrian Moreno <amoreno@coachella.org>
Subject: FW: RAC - CUP 378 FPCUP2400011 : La Mango, Type 40 ABC License
Importance: High

Carlos,

Just a friendly reminder comments are due today 04/02/2024. Please see email reminder below.

Respectfully,



Olivia Owens

Administrative Services Assistant

Office of the Fire Marshal/Fire Planning Division

CAL FIRE/Riverside County Fire Department

Desk: 951-955-0694 | Main: 951-955-4777

4080 Lemon St, 10th Floor, Riverside, CA 92501

olivia.owens@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

From: Adrian Moreno <amoreno@coachella.org>
Sent: Tuesday, April 2, 2024 7:52 AM
To: Gabriel Perez <gperez@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; Andrew Simmons <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; ron@rgplanningconsultants.com; MAbbott@RIVCO.ORG; DVargas@IID.com; GBarraza@IID.com; jlgerardo@iid.com; Christopher.Nicosia@29palmsbomi-nsn.gov; Eric.Jordan@29palmsbomi-nsn.gov; abecerra@tmdci.org; Itores@cvusd.us; rvasquez@riversidesheriff.org; IC-EnvironmentalServ@cvwd.org; IC-Engineering@cvwd.org; CALFIRE RVC Planning Submittals <RVCPlanningSubmittals@fire.ca.gov>; Hetrick, Kohl@CALFIRE <Kohl.Hetrick@fire.ca.gov>
Subject: RE: RAC - CUP 378: La Mango, Type 40 ABC License

Warning: this message is from an external user and should be treated with caution.

Hello Everyone,

Just a friendly reminder, if your department has any comments for **CUP 378: La Mango, Type 40 ABC License**, please provide by **tomorrow Wednesday, 4/2/24**.

Thanks,

Adrian Moreno | Associate Planner
City of Coachella ◦ Development Services Department
 53990 Enterprise Way ◦ Coachella, CA 92236
 Phone: 760-398-3502 Ext: 118
 Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

[Website](#) | [Map](#) [f](#) [t](#)

From: Adrian Moreno

Sent: March 19 24 8:31 AM

To: Gabriel Perez <gperez@coachella.org>; Adrian Moreno <amoreno@coachella.org>; Eva Lara <elara@coachella.org>; Maritza Martinez <mmartinez@coachella.org>; Castulo Estrada <cestrada@coachella.org>; Abraham Vega <avega@coachella.org>; Gabriel Martin <gmartin@coachella.org>; Lizzandro Diaz <ldiaz@coachella.org>; 'andrew Simmons (asimmons@coachella.org)' <asimmons@coachella.org>; Efrain Rodriguez <erodriguez@coachella.org>; Celina Jimenez <cjimenez@coachella.org>; 'ron@rgplanningconsultants.com' <ron@rgplanningconsultants.com>; 'MAbbott@RIVCO.ORG' <MAbbott@RIVCO.ORG>; 'DVargas@IID.com' <DVargas@IID.com>; 'GBarraza@IID.com' <GBarraza@IID.com>; 'jlgerardo@iid.com' <jlgerardo@iid.com>; 'Christopher.Nicosia@29palmsbomi-nsn.gov' <Christopher.Nicosia@29palmsbomi-nsn.gov>; 'Eric.Jordan@29palmsbomi-nsn.gov' <Eric.Jordan@29palmsbomi-nsn.gov>; 'abecerra@tmdci.org' <abecerra@tmdci.org>; 'ltorres@cvusd.us' <ltorres@cvusd.us>; 'rvasquez@riversidesheriff.org' <rvasquez@riversidesheriff.org>; 'IC-EnvironmentalServ@cvwd.org' <IC-EnvironmentalServ@cvwd.org>; 'IC-Engineering@cvwd.org' <IC-Engineering@cvwd.org>; 'rruofmplanningeast@fire.ca.gov' <rruofmplanningeast@fire.ca.gov>; 'kohl.hetrick@fire.ca.gov' <kohl.hetrick@fire.ca.gov>

Subject: RAC - CUP 378: La Mango, Type 40 ABC License

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **Conditional Use Permit (CUP) 378: La Mango, Type 40 ABC License**

This is a submittal for a Conditional Use Permit to be granted Public Convenience or Necessity (PCN) for a Type 40 – On-Sale Beer Alcohol License for the La Mango restaurant at 51704, Ste. B, Cesar Chavez Street. Enclosed is the Floor Plan showing the total 1,711 SF business area with approximately 15 square feet dedicated for the display of alcohol. The applicant currently runs the La Mango restaurant at the site location, and has an active Type 40 – On-Sale Beer Alcohol License. The applicant plans to expand the licensed area by 551 SF for a total project area of 1,711 SF. The restaurant currently has an active ABC License without an approved Conditional Use Permit, with the proposed expansion of the ABC licensed area by the applicant, the City requires a Conditional Use Permit to be approved for this ABC

license. The approval of the Type 40 ABC License would authorize the sale of beer for consumption on or off the premises where sold.

You may also access the files via Bluebeam Session ID: 683-156-289

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/683-156-289>

If possible, please return comments by **Wednesday, April 3, 2024**.

If you have any questions, please feel free to contact me.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella ° Development Services Department

53990 Enterprise Way ° Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

[Website](#) | [Map](#) [f](#) [t](#)



STAFF REPORT
4/17/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

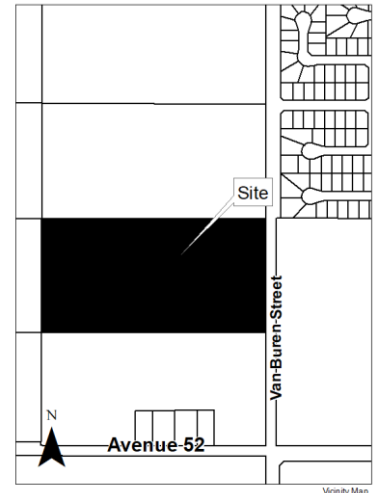
SUBJECT: Encanto Project Change of Zone No. 24-01, Tentative Tract Map No 38429, Conditional Use Permit No. 376, Architectural Review No. 22-11, Environmental Assessment No. 22-04 a proposal to subdivide 19.2 acres into 111 single family lots with a minimum lot size of 4,500 square feet with seven single family residential production model homes located west of Van Buren Street, between Avenue 51 and Avenue 52, APN 779-360-001; Applicant: Joseph Rivani, Global Investment and Development

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC2024-10 adopting a Mitigated Negative Declaration for EA 22-04 and approving TTM 38429, CZ 24-01, CUP 376 and AR 22-11 for a 111-lot planned unit development subdivision for Joseph Rivani located on a 19.2-acre site, west of Van Buren Street, south of Avenue 51 and north of Avenue 52 pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The property is currently vacant and previously was used for agricultural purposes, however the site has been fallow since 2008. The property was once outside City limits in the boundaries Vista Santa Rosa community of interest and Coachella’s sphere of influence but annexed into the City of Coachella on October 27, 2005 by the Riverside Local Agency Formation Commission (LAFCO). The Coachella City Council approved a Tentative Tract No. 32415 on July 13, 2005 for the construction of 78 single family homes. The Riverside County Planning Department provided comment on the project that the project did not meet streetscape themes for the Vista Santa Rosa Design Guidelines such as date palm rows, low agricultural lighting fixtures, white rail fencing and recreational trails. The design guidelines also discourage street walls. An aerial photograph of the site is shown above. The applicant filed the above referenced applications in November 2022.



The Encanto project consists of the following applications:

- **EA No. 22-04** was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 19.2-acre site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52, APN 779-360-001.
- **Change of Zone No. 24-01** proposes to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD), to utilize the provisions of Section 17.38 (Planned Unit Development) of the Coachella Municipal Code.
- **TTM No. 38429** proposes to subdivide 39 acres into 204 single family lots with a minimum lot size of 5000 square feet. The proposed project also includes an approximate 1-acre neighborhood park, an approximate 1.37-acre water retention area, a 0.23-acre future dedicated well site, monument signage and street and utility improvements. The proposed project would result in a net density of 7.7 dwelling units per acre which is consistent with the General Neighborhood land use designation of the Coachella General Plan.
- **CUP No. 376** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code. A Planned Unit Overlay is utilized to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety, and flexibility in residential developments. In this case, the Applicant is proposing a reduction in the rear yard setback from 20 feet to 15 feet on 30 of the proposed lots that will includes the plan 1 product type. Furthermore, a reduction in the side yard setback from 10 feet to 5 feet on 2 lots adjacent to the two project entries may be necessary as the entryways were widened in accordance with Riverside County Technical Policy 22-002 that requires that 1 travel lane be 24 feet wide.
- **AR No. 22-11** is for architectural review for 7 single family residential homes floor plans and the landscaping.

Figure 1: Aerial Photo of Encanto project sit



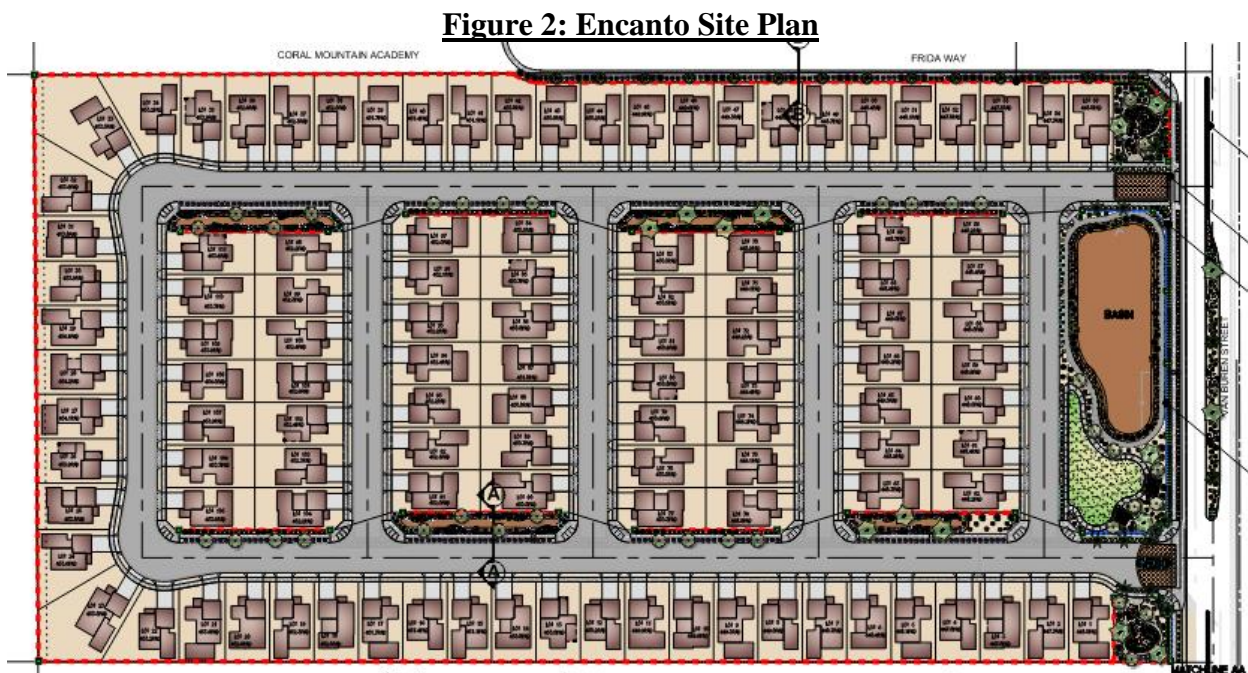
DISCUSSION/ANALYSIS:

Surrounding land uses and zoning designations are as follows:

- North:** Coral Mountain Academy (51375 Van Buren St); General Plan designation: School; Existing Zoning: Suburban Neighborhood.
- South:** Vacant, General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).
- East:** Van Buren Street and Existing Agricultural Uses (Date Farm); General Plan designation: General Neighborhood and Zoning: General Neighborhood (G-N)
- West:** Outside City Limits with Existing Agricultural Uses; General Plan designation: Regional Retail District; Existing Zoning: Regional Commercial (R-C).

Site plan

The exhibit below illustrates the proposed site plan layout for the Encanto project. The site plan includes 7 distinct floor plans. A unique feature of this project is that no residential homes will have their rear to the main arterial road which will largely include landscape and front elevations visible from Van Buren Street. A copy of the site plan is included below:



Architectural Design (See Exhibit E for a full set of architectural renderings)

The Encanto project includes seven distinct floor plans that are all two-story homes. Four of the floor plans include accessory dwelling units (ADUs). The architectural plans are all a combination of Spanish and modern architectural design:

- **Plan A** - 2,036 sq. ft Two-Story (3-Bedroom, 2.5-Bath) residence.; ADU 1,052 sq. ft.

(1-bedroom, 1.5 bath)

- **Plan B** - 2,470 sq. ft Two-story (4-Bedroom, 3-Bath) residence; ADU 1,060 sq. ft. (1-bedroom, 1.5 bath)
- **Plan C** – 2,270 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 964 sq. ft. (2-bedroom, 2 bath)
- **Plan D** – 2,370 sq. ft. Two-story (3-Bedroom, 2.5-Bath) residence; ADU 1,152 sq. ft. (2-bedroom, 1.5 bath)
- **Plan E** - 2,791 sq. ft. Two-story (4 bedroom, 3.5- Bath) residence
- **Plan F** – 2,317 sq. ft. Two-Story (4 bedroom, 3.5- Bath) residence
- **Plan G** – 2,814 sq. ft. Two-Story (5 bedroom, 3.5 Bath) residence

Figure 3: Proposed Architectural Models



Figure 4: Plan A Elevation (Front)



The Plan A exterior elevation includes exterior materials include stucco, flat rood, second floor covered deck, window garage doors, stucco projection at front corners, scored stucco accents, and covered entry.

Figure 5: Plan B Elevation (Front)



Plan B exterior materials include stucco, concrete tile roofing, second floor covered deck, garage door windows, large corner vertical window element, and covered entry. The rood includes gable and flat roof features.

Figure 6: Plan C Elevation (Front)



Plan C exterior building materials include stucco, garage door windows, second floor covered deck, covered entry. The roof pattern is a flat roof design.

Figure 7: Plan D Elevation (Front)



Plan D exterior building materials include stucco, garage door windows, second floor covered deck, concrete tile roof, covered entry, and long horizontal patterned windows. The roof pattern is a combination flat roof and hip roof design.

Figure 8: Plan E Elevation (Front)



Plan E exterior building materials include stucco, garage door windows, concrete tile roof, second covered floor deck, covered entry, and long vertical patterned windows. The roof pattern is a combination flat roof and gable roof design.

Figure 9: Plan F Elevation (Front)



Plan F exterior building materials include stucco, garage door windows, second floor deck, covered entry, and long vertical patterned windows. The roof pattern is a flat roof design.

Figure 10: Plan G Elevation (Front)



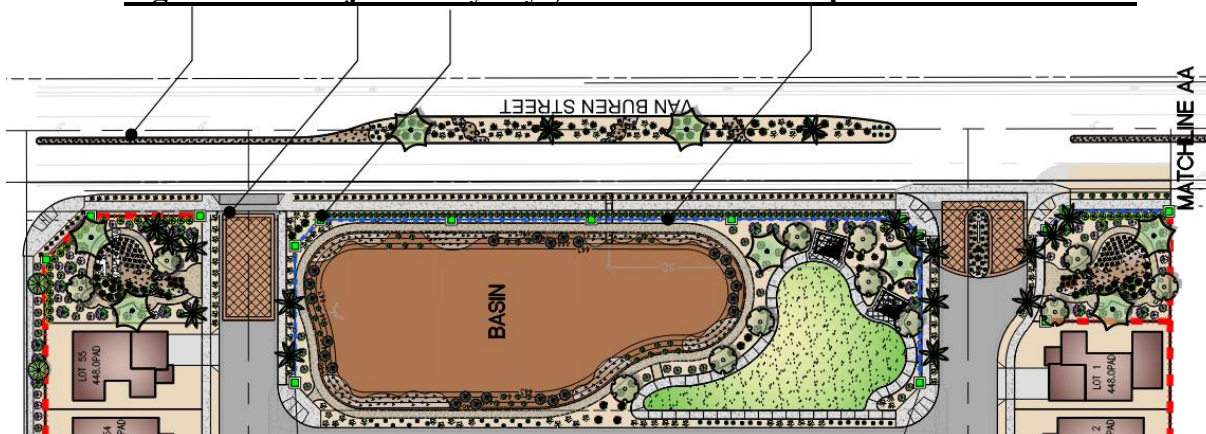
Plan G exterior building materials include stucco, garage door windows, second floor covered deck, covered entry, and long horizontal patterned windows. The roof pattern is a combination hip roof and flat roof design. Plan G is similar in appearance to Plan D.

LANDSCAPE DESIGN

The landscape plan for the Encanto project addresses the proposed landscaping along Van Buren Street, Friday Way, project entries, the overall project wall and fence plan, park and retention area landscaping and typical front yard landscaping.

A 6-foot-high decorative split face block wall will be constructed along Frida Way. The Van Buren Street project frontage will include combination of pilasters with equestrian vinyl railing fence that separates the Van Buren public realm area from the proposed development. Staff requested that the applicant utilize a multi-use perimeter DG trail, split rail fence, and public sidewalk similar to the Sevilla II development consistent with Council direction for Van Buren Street development. Although the applicant decided against adding the multi-use DG trail, staff added a condition of approval to include the trail consistent with the City Council design direction for the area.

Figure 11: 2 Project Entryways, Perimeter Landscape and Street Medians



The project entry includes enhanced pavement at each project entry and an entry monument sign in the entry median at the south entry. The project entry also includes a 6-foot-wide landscaped median

The 16' wide Van Buren Street landscape median will be constructed and is proposed to include date palm and Palo Verde trees and a variety of shrubs and ground cover. The landscape median will require modification for consistency with the 2007 Citywide Street Median Guidelines to include two rows of palm trees and shade trees consistent with a "Shady Oasis" concept within the median.

Figure 12: Van Buren Street Proposed Landscaping



Figure 13: Proposed Entry Median Monument Signs

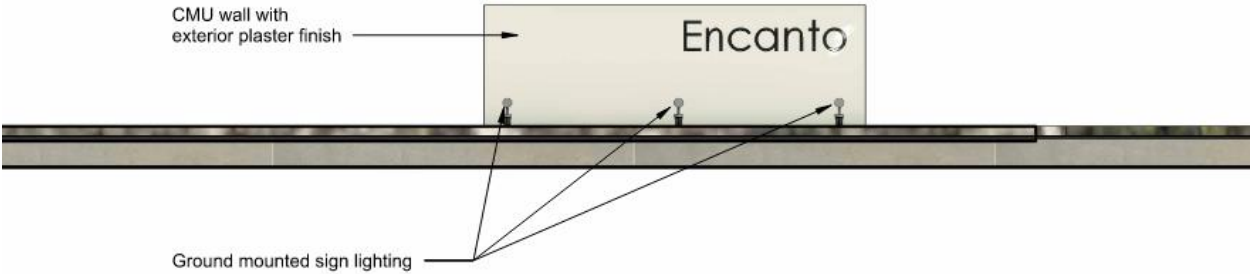


Figure 14: Proposed Van Buren Street Roadway section

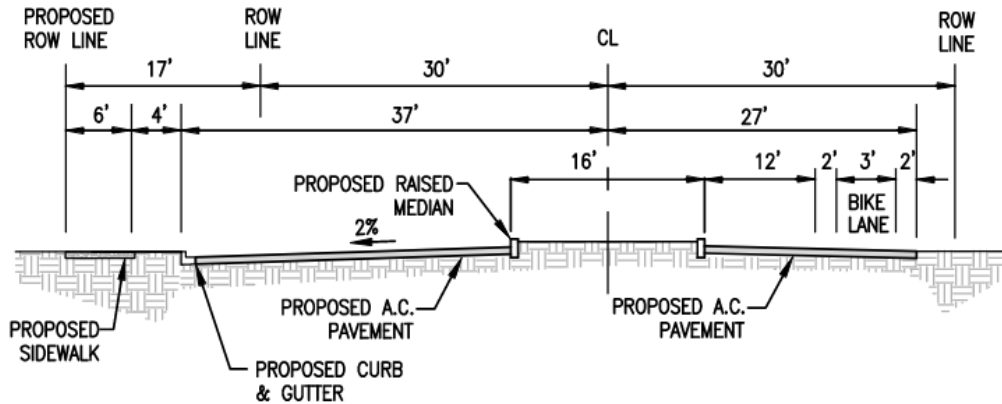
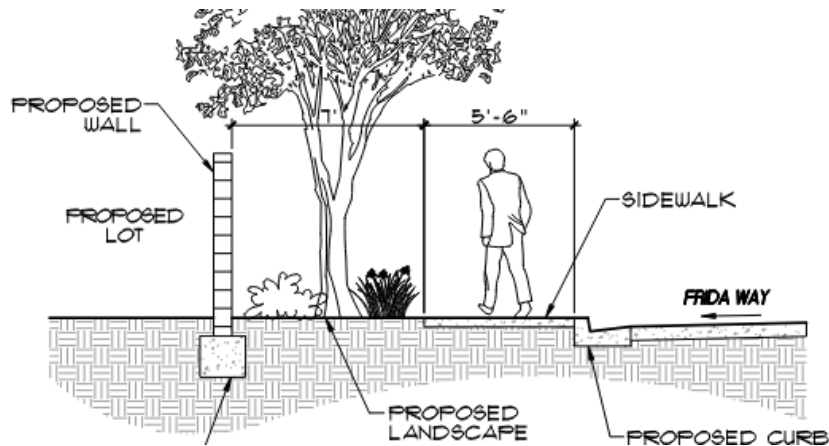


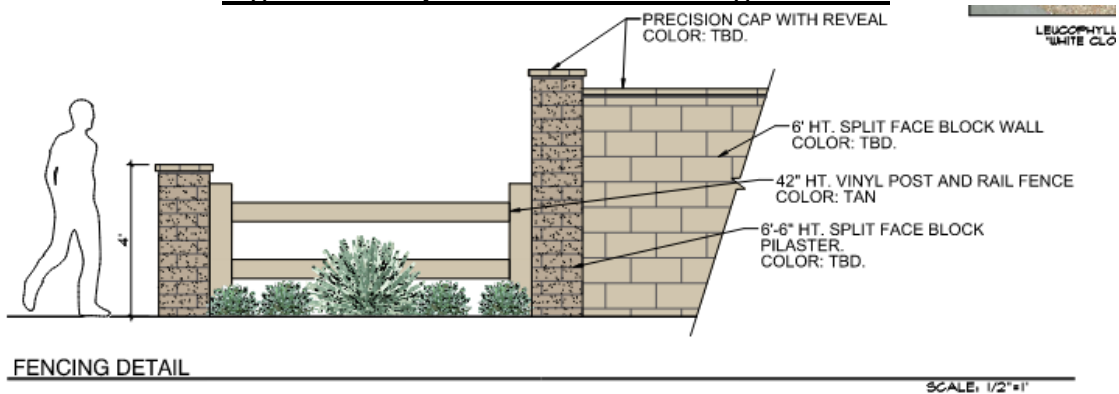
Figure 15: Proposed Frida Way Roadway section



Wall and Fence Plan

A copy of the proposed wall and fence plan is illustrated on Figure 16 below. A 6 ft high precision block wall will be constructed along the perimeter of the project and block wall is proposed between lots and along the side yard between the house and the block wall.

Figure 15: Proposed Wall and Fencing Materials



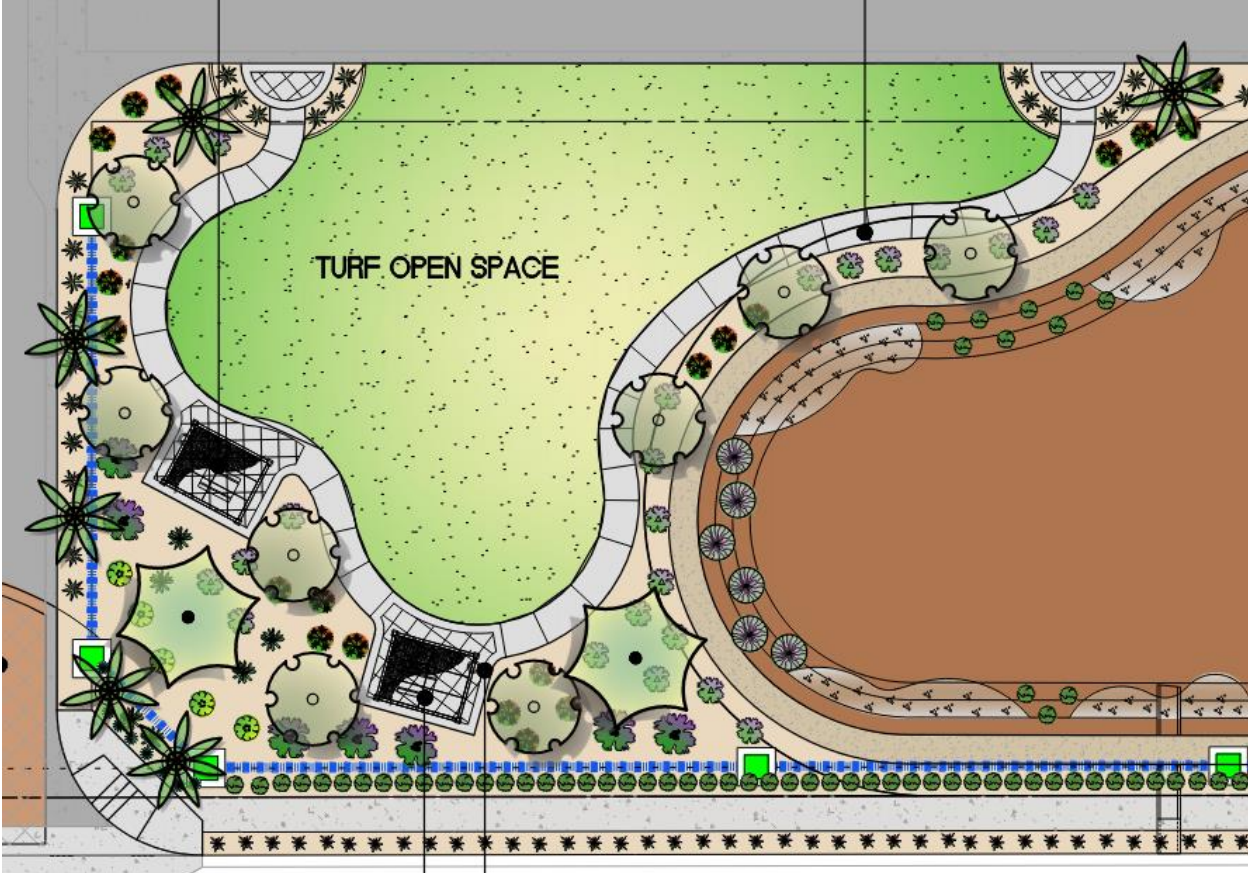
Retention Basin Landscaping

The retention basin landscaping is illustrated in Figure 11 and appears to largely include decomposed granite (DG) or decorative gravel but is not identified on the landscape legend. Shrubs are proposed on the slopes of the retention basin. Staff has added a condition that the retention basin include river rock at the basin bottom and shade trees which will serve to mitigate the wash out of DG during storm events. Narrow retention basins are also proposed along side parkways within the neighborhood.

Mini Park Areas

The Project is proposing an approximate 0.29 acre community park. The park will include passive uses which include two 15' x 12' shade structures with picnic tables and meandering walkway. A site plan for the park and plant palette are provided in Figure 14 below. There will also be two large landscape lots, Lot H (.15 acres) and Lot I (.13 acres) that help serve as an attractive buffer from the proposed homes to Van Buren Street.

Figure 14: Proposed .29-acre Park Improvements



Typical Front Yard Landscaping and Plant Palette

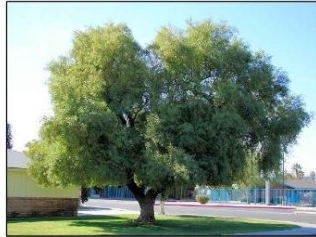
A landscape plan has not been submitted for front yard typical landscaping but will be required to be submitted as a final landscape plan to include water efficient landscaping with at least one front yard tree in the parkway to accommodate a shaded street environment.

Figure 15: Landscaping Tree and Plant Palette

TREES



PHOENIX DACTYLIFERA
"DATE PALM"



RHUS LANCEA
"AFRICAN SUMAC"



ACACIA ANEURA
"MULGA"



PARKINSONIA X
"DESERT MUSEUM"

DESERT ACCENTS



AGAVE PARRYI VAR. TRUNCATA
"ARTICHOKE AGAVE"



HESPERALOE PARVIFLORA
"DESERT FLAMENCO"



AGAVE MEDIOFICTA
"MEDIOFICTA AGAVE"



AGAVE AMERICANA
"CENTURY PLANT"

SHRUBS



LEUCOPHYLLUM FRUTESCENS
"WHITE CLOUD"



RUSSELLIA EQUISETIFORMIS
"CORAL BELLS"



LEUCOPHYLLUM LANGMANIAE
"LYNNS LEGACY"



TECOMA STANS
"YELLOW BELLS"



LEUCOPHYLLUM FRUTESCENS
"GREEN CLOUD"

GROUNDCOVER & GRASSES



CARISSA
"GREEN CARPET"



MUHLENBERGIA CAPILLARIS
"REGAL MIST"

CONSISTENCY WITH GENERAL PLAN

The project site is within the Regional Retail District land use designation and is intended to provide a wide range of shopping and entertainment in a variety of urban and suburban formats. These includes regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. The land use designation in this area was established in anticipation of development of big box regional commercial development, though the feasibility of big box retail development as a primary destination for buying goods has decreased with the popularity of online purchasing.

The fundamental character of these neighborhoods is defined by high-branching deciduous trees along pedestrian-oriented streets. Sidewalks of six to eight feet wide should be provided on at least one side of the private streets. Soundwalls and other similar barriers should be avoided. Allowed land uses include residential land uses at a development intensity of 10-15 DU/AC.

The Encanto project proposes 111 single family homes and 81 ADUs, 192 total residential units, on a 19.2-acre site that equates to a net density of 10 du/acre. Staff believes that establishing housing at this site would still accommodate regional commercial to the South and increase the viability of the commercial uses with the construction of nearby homes. The proposed development would also increase the number of homes by 114 units more than the residential tract map approved in 2005. The project meets the general plan density requirements and meets the design standards for network connectivity, street design, parks and open space and urban form guidelines.

CONSISTENCY WITH ZONING

The project site is currently zoned Regional Commercial (R-C), which implements the Regional Retail District land use designation of the General Plan. The R-C zone permits detached single family detached subdivisions with a minimum density of 10 dwelling units per acre on lots with a on minimum lot size of 4,000 square feet with a minimum interior lot width of 40 feet and minimum lot depth of 75 feet. The minimum width of corner lots is 45 feet. The minimum front yard requirement is 15 feet and the minimum side yard requirement for interior and corner lots is 10% of the lot width, but not less than 5 feet. Side yards setbacks of 5 feet and rear yard setbacks of 20 feet are required.

The Encanto Project meets all the requirements of the R-C zone, except that the applicant requests the ability to utilize 15-foot rear yard setbacks for primary homes and 4-foot rear setbacks for ADUs. State ADU law already allows ADUs to utilize side and rear setbacks of 4 feet. Of the 68 Plan 1 homes, 30 lots have a setback of less than 20 feet which is why the Applicant is using the Planned Unit Development provisions (Section 17.38) of the Municipal Code that allows for a 15-foot rear yard setback. The project is consistent with Section 17.19 of the Municipal Code, Supplemental Standards for Single-Family Residential recently adopted by the City Council.

Table 1 – Zoning Ordinance Development Standards

	Zoning Ordinance	Proposed	Complies with Code
Density	10-15 du/acre	10 du/ac	Yes
Parking (Minimum)	One per dwelling unit, to be covered or in a garage. Plus one and one third open space per dwelling unit.		Yes. Each unit includes a 2-car garage
Lot Requirements	4,000 sq. ft. Minimum Lot width 40' Minimum Lot depth 75'	All proposed parcels are 4,504 sq. ft. or greater (4,504-9,211 sq. ft.) Minimum Lot Width: 45' Minimum Lot depth: 90'	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	Front Yard: 15 feet Side Yard: 4 feet Rear Yard: 15 feet Primary Homes, 4 feet ADUs	No. However, the proposal is consistent with PUD standards
Height (maximum)	45 feet	28 feet Maximum	Yes. The maximum height proposed is less than 45 feet

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Encanto Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Greenhouse Gas Emissions, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems and Wildfire.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials and Tribal Cultural Resources.

A 30-day public review period ran from February 9, 2024, to March 10, 2024. 5 comment letters were submitted during the comment period.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Attachment No 1, Exhibit A.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-10 recommending that the City Council approve TTM No. 38429, CZ No. 24-01, CUP No. 376 and AR No. 22-11 and adopt a mitigated negative declaration for EA No. 22-04 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-10 recommending that the City Council approve TTM No. 38429, CZ No. 24-01, CUP No. 376 and AR No. 22-11 and adopt a mitigated negative declaration for EA No. 22-04 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2024-10.
- 4) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1. Staff seeks Planning Commission direction if the Commission desires to restrict Short Term Vacation Rental (STR) licenses in this community similar to Sevilla II until the City has adopted a new STR ordinance. The language of the STR condition of approval for Sevilla II is as follows:

“No owner shall be permitted to rent or lease such Owner’s Lot for transient or hotel purposes, or for a period of less than thirty (30) days unless permitted by the City two years after the final occupancy permit is issued for TR. 38557, CUP 372 and AR 23-13.”

Attachments:

1. Resolution No. PC2024-10 approving CZ No. 24-01, TTM No. 38429, CUP No. 376 and AR No. 22-11 and adopting a mitigated negative declaration for EA 22-04 and conditions of approval.
 Exhibit A - EA 22-04 Mitigated Negative Declaration
 Exhibit B - Change of Zone No. 24-01 exhibit
 Exhibit C - Tentative Tract Map No. 38429 Encanto
 Exhibit D - Conditions of Approval for TTM No. 38429, CUP No. 376 and AR No. 21-11
 Exhibit E - Encanto Development Plan Set
 Exhibit F – Planned Unit Development – Encanto Project
2. Comment Letters

3. Vicinity Map
4. Street Median Development Guidelines
5. Van Buren Street drop lane exhibit

RESOLUTION NO. PC 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF CHANGE OF ZONE NO. 24-01 THAT PROPOSES TO CHANGE THE ZONE FROM REGIONAL COMMERCIAL (R-C) TO REGIONAL COMMERCIAL-PLANNED UNIT DEVELOPMENT (R-C-PUD); TENTATIVE TRACT MAP NO. 38429 THAT PROPOSES TO SUBDIVIDE THE PROJECT SITE INTO 111 SINGLE FAMILY LOTS; CUP NO. 376 THAT PROPOSES TO UTILIZE THE PROVISIONS OF SECTION 17.38 (PLANNED UNIT DEVELOPMENT); ARCHITECTURAL REVIEW NO. 22-11 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 22-04 THAT WAS PREPARED TO ADDRESS THE DIRECT, INDIRECT AND CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT ON A 19.02 ACRE SITE LOCATED WEST OF VAN BUREN STREET, SOUTH OF AVENUE 51, NORTH OF AVENUE 52; APN 779-360-001; JOSEPH RIVANI, GLOBAL INVESTMENT AND DEVELOPMENT, APPLICANT

WHEREAS, Joseph Rivani of Global Investment and Development filed applications on a vacant 19.2 acre project site located west of Van Buren Street, south of Avenue 51 and north of Avenue 52; APN #'s 779-360-001 and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code), Title 16 of the Coachella Municipal Code, and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on April 17, 2024, the Planning Commission conducted a duly noticed public hearing on CZ No. 24-01, TTM No. 38429, AR No. 21-11, CUP No. 376 and EA No. 22-04 in the City Council Chambers, 1515 6th Street, Coachella, California; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Change of Zone, Tentative Tract Map, Conditional Use Permit, Architectural Review to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a significant effect on the environment; and,

WHEREAS, the conditions of approval as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

WHEREAS, the Planning Commission of the City of Coachella finds that Tentative Tract Map No. 38429 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration Initial Study for Environmental Assessment No. 22-04, comments received, and other documents contained in the administrative record for the Project. The Planning Commission recommends that the City Council find that the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further recommends that the City Council find that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in "Exhibit A" have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the Planning Commission, the Planning Commission recommends that the City Council find that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can be mitigated to a level of less than significant. The Planning Commission further recommends that the City Council find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission recommends that the City Council find that the Mitigated Negative Declaration contains a complete, objective, and

accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

SECTION 4. Recommendation Regarding Adoption of the Negative Declaration. The Planning Commission hereby finds adequacy in the environmental review documents and recommends that the City Council adopt the Mitigated Negative Declaration.

SECTION 5. Change of Zone Findings

With respect to Change of Zone No. 24-01 the Planning Commission finds as follows for the proposed for the planned unit development proposed for the 204 single-family residential development project:

1. The project is consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for high density residential development with a predominance of small-lot, single-family residential neighborhoods.

SECTION 6. Tentative Tract Map, Conditional Use Permit Architectural Review Findings

With respect to Tentative Tract Map No. 38429, Conditional Use Permit No. 376 and Architectural Review 22-11, the Planning Commission finds as follows for the proposed for the 192 unit single-family residential development project:

1. The proposed subdivision map, change of zone, conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 19.2-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Regional Retail District land use designation of the General Plan and Regional Commercial-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a higher density residential development encouraging a predominance of small-lot, single-family residential neighborhoods.
2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide adequate sized lots for new single-family residential lots. All proposed lots will have adequate dimensions, and ingress and egress to accommodate the proposed development.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the

site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project that would be impacted by the proposed project.

4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed, the proposed project would allow for single-family residential lots with a minimum lot size of 4,500 square feet. The adjoining uses are consistent with the proposed use of the property as a single-family detached subdivision.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The project is located on the west side of Van Buren Avenue, south of Avenue 51, north of Avenue 52.
6. The design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The proposed subdivision will provide adequate sites for new homes with southern exposure, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Division.
7. Staff prepared an initial study for the Encanto Project applications that determined that that the proposed project will not create any new potentially adverse environmental effects. As such, the project's environmental effects will not be significant subject to the project's compliance with the following mitigation measures, as are applicable to the subject site:

SECTION 7. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 8. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 9. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends to the City Council approval of Change of Zone No. 24-01 "Exhibit B", Tentative Tract Map No. 38429 "Exhibit C", Conditional Use Permit No. 376, and Architectural Review No. 22-11 for the Encanto development as set forth in "Exhibit E" and subject to the Conditions of Approval as set forth in "Exhibit D" and Planned Unit Development Standards established in "Exhibit F."

PASSED APPROVED and ADOPTED this 17th day of April 2024.

Jason Hernandez, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2024-10, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 17th day of April, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Encanto Housing Project Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Coachella
1515 6th Street
Coachella, CA 92236

Prepared by:

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260



October 2023

Table of Contents

Chapter 1 Project Description 1

Chapter 2 Environmental Evaluation..... 11

Chapter 3 Technical Issue Analysis 12

 3.2 Aesthetics..... 12

 3.3 Agriculture and Forestry Resources..... 14

 3.4 Air Quality 15

 3.5 Biological Resources 22

 3.6 Cultural Resources 25

 3.7 Energy 27

 3.8 Geology and Soils..... 30

 3.9 Greenhouse Gas Emissions 35

 3.10 Hazards and Hazardous Materials 37

 3.11 Hydrology and Water Quality 39

 3.12 Land Use and Planning..... 43

 3.13 Mineral Resources 44

 3.14 Noise 44

 3.15 Population and Housing..... 50

 3.16 Public Services..... 51

 3.17 Recreation..... 53

 3.18 Transportation 54

 3.19 Tribal Cultural Resources 57

 3.20 Utilities and Services..... 58

 3.21 Wildfire 61

 3.22 Mandatory Findings of Significance..... 62

Chapter 4 Report Preparers..... 66

Chapter 5 References 67

List of Tables

Table 1 Regional Significance – Mitigated Construction Emissions (pounds/day)..... 17

Table 2 Regional Significance - Unmitigated Operational Emissions (lbs/day) 17

Table 3 Localized Significance – Construction 18

Table 4 Localized Significance – Unmitigated Operational Emissions..... 19

Table 5 Regional Significance – Mitigated Construction Emissions (pounds/day)..... 21

Table 6 Project Unmitigated Annual Operational Energy Demand Summary1 29

Table 7 Construction Greenhouse Gas Emissions 35

Table 8 Opening Year Unmitigated Project-Related Greenhouse Gas Emissions 36

Table 9 Existing Scenario - Noise Levels Along Roadways (dBA CNEL)..... 48

Table 10 Project VMT analysis..... 56

List of Exhibits

Exhibit 1 Regional Location Map 10
 Exhibit 2 Vicinity Map 11
 Exhibit 3 Site Plan 12
 Exhibit 4 Existing General Plan 13
 Exhibit 5 Existing Zone 14
 Exhibit 6 Proposed Zoning 15
 Exhibit 7 Existing Land Uses..... 16

Appendix

Appendix A Biological Resources Assessment
 Appendix B Cultural Resource Investigation
 Appendix C Air Quality, Greenhouse Gas, and Energy Impact Study
 Appendix D Geotechnical Engineering Report
 Appendix E Paleontological Resource Assessment
 Appendix F Preliminary Water Quality Management Plan
 Appendix G Noise Impact Study
 Appendix H Traffic Analysis

Acronyms

AB	Assembly Bill
ADA	American Disabilities Act
ADU	Accessory Dwelling Unit
ALUC	Airport Land Use Compatibility
APN	Assessor’s Parcel Number
AQ	Air Quality
AQMP	Air Quality and Management Plan
ASTM	American Society for Testing and Materials
BACM	Best Available Dust Control Measures
BERD	Built Environment Resources Directory
bgs	Below Ground Surface
Bio-CO2	Biogenic Carbon Dioxide
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CalFire	California Department of Forestry and Fire Protection
CAP	Climate Action Plan
CARB	California Air Resource Board
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CGP	Construction General Permit
CGS	California Geological Survey
CH4	Methane
CHMMA	California Hazardous Material Management Act
CNDD	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO2e	Carbon dioxide equivalent
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVRPD	Coachella Valley Recreation and Park District
CVUSD	Coachella Valley Unified School District
CVWA	Coachella Valley Water Authority
CWA	Clean Water Act
dBA	A-weighted decibel
DWR	California Department of Water Resources
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency

FMMP	Farmland Mapping and Monitoring Program
FMCSA	Federal Motor Carrier Safety Administration
FWS	Fish and Wildlife Services
GHG	Greenhouse Gas
HHD	Heavy-Heavy Duty
HMTA	Hazardous Materials Transportation
hp-hr-gal	Horsepower Hours Per Gallon
ISTEA	Intermodal Surface Transportation Efficiency Act
kBTU	British Thermal Units
kWh	Kilowatt Hours
LDA	Light Duty Autos
LRA	Local Responsibility Area
LST	Localized Significant Thresholds
MHD	Medium Heavy Duty
MLD	Most Likely Descendant
MM	Mitigation Measure
MTCO _{2e}	Metric tons of carbon dioxide equivalent
N ₂ O	Nitrous Oxide
NAHC	Native American Heritage Commission
NonBio-CO ₂	Non-biological Carbon Dioxide
NO _x	Nitric Oxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
PM ₁₀	Particles that are less than 10 micrometers in diameter
PM _{2.5}	Particles that are less than 2.5 micrometers in diameter
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRMMP	Paleontological Resources Monitoring and Mitigation Plan
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCRA	Resource Conservation and Recovery Act
R-S	Residential Single Family
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SO ₂	Sulfur Dioxide
SR	State Route
SRA	State Responsibility Area
SSAB	Salton Sea Air Basin
SWPPP	Storm Water Pollution Prevention Plan
USACOE	United States Army Corps of Engineers

US EPA	United States Environmental Protection Agency
USGS	United States Geographical Survey
VHFHZ	Very High Fire Hazard Zone
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WAC	Williamson Act Contract
WQMP	Water Quality Management Plan
WSC	Western Science Center
WWTP	Wastewater Treatment Plant

Chapter 1 Project Description

1. Project title: Encanto Housing Project

2. Lead Agency name and address

City of Coachella
1515 6th Street
Coachella, CA, 92236

3. Contact person and phone number

Gabriel Perez, Development Services Director
(760) 398-3502

4. Project location

APN: 779-360-001

City/County: Coachella, Riverside County, CA

West of Van Buren Street, south of Frida Way which is a driveway for Coral Mountain Academy.
See Exhibit 1, Regional Location and Exhibit 2, Project Location.

5. Project applicant/sponsor's name and address:

Joseph Rivani
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010
213-365-005

6. General Plan designation: Regional Retail District (current GP designation). See Exhibit 4, Existing General Plan.

7. Zoning: Residential Suburban (R-S) (current zoning designation). See Exhibit 5, Existing Zoning. Applicant is requesting a Planned Unit Development (PUD) overlay. See Exhibit 6, Proposed Zone.

8. Description of Project

The proposed Project (Encanto) will consist of 111 single-family homes with attached accessory dwelling units (ADUs) on 81 of the units as well as associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The Project site is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue (see Exhibit 3, Site Plan). The development proposes 4,500 square foot minimum lot sizes and includes 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site.

The development also proposes 81 of the 111 residential lots to have single family homes with ADUs. The addition of the 81 ADUs will not increase the height of the proposed buildings beyond that of the main building and will be consistent with the models as proposed in Exhibit 3. The remaining 30 lots are proposed to have only single-family homes. However, future owners may add ADUs to these structures, as allowed by state and local requirements.

1 Project Description

The development focuses on providing homes that create outdoor rooms and an indoor/outdoor lifestyle for the residents. The two-story residential buildings without ADUs would range from 2,000 square foot three (3) bedroom and two and a half (2 ½) baths to 2,800 square foot Five (5) bedrooms and Three and a half bath (3 ½) baths. The homes would be generally oriented in an east/west direction to minimize the east/west exposures and maximize the north/south exposures for sun control and daylighting. Structures with ADUs would also be two stories and range from 900 to 1200 square feet.

The homes are to be California Mission style, incorporating light colored Santa Barbara exterior plaster, dark colored siding with wide overhangs, wood trellises and covered patios to create a cohesive and unifying style that responds to the desert environment. The garage doors are to be located behind entry porches/trellises in order to appear recessive. Second story balconies facing the streets would provide visual interest and a layering to the front facade.

The Project is in the Regional Retail District which allows for a mix of residential and commercial. This District allows high-density residential with commercial uses. The site zoning changed to Regional Commercial (R-C) in June 2023; the Applicant intends to keep the existing R-C designation while implementing a Planned Unit Development (PUD) overlay (Exhibit 6, Proposed Zone.)

Associated site improvements will include landscaping with a large retention basin on the east portion of the site with secondary retention basins on each block of homes. The eastern portion of the proposed Project would include a landscaped turf park, retention basin, along with two landscaped walking paths on both the northeast and southeast of the site. Internal concrete walkways throughout the site will be lit by streetlights for ease of visibility. Utility infrastructure and on-site retention and primary Project access will be provided along the site's eastern frontage along Van Buren Street. A roadway network will be constructed throughout the site to provide circulation. This roadway will be designed for adequate fire and access and turn radii. Signage for the development will be at the entrance on Van Buren Street. (Exhibit 3, Proposed Site Plan).

Project construction is expected to take approximately 1.5 years.

9. Surrounding land uses

The surrounding zoning to the north is Residential Suburban (R-S), to the south General Commercial (C-G), To the east General Commercial (C-G), and to the west Sphere of Influence. Three (3) single-family residences are located approximately 500 feet south from the Project site. Surrounding zoning is a mix of General Commercial and Residential Multiple Family. See Exhibit 7, Existing Land Uses.

10. Other public agencies whose approval is required

Coachella Valley Water Authority (CVWA)
Southern California Edison (SCE)

11. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc?

Assembly Bill (AB) 52 outreach will be initiated by the lead agency after Project is deemed complete and the Initial Study will be revised prior to Public Review.

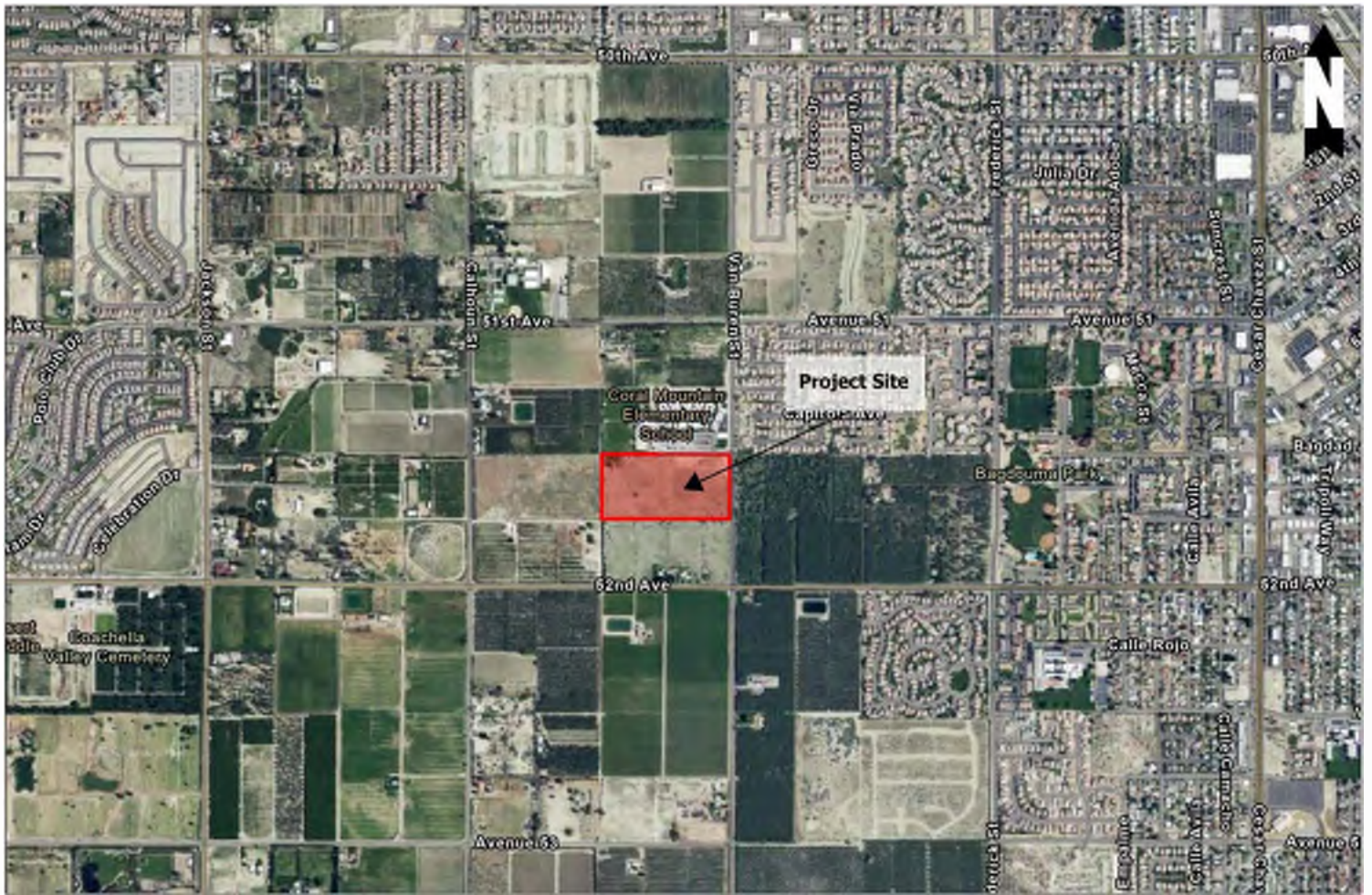


1 in = 5.9 mi



Regional Location Map
Encanto

Exhibit
1

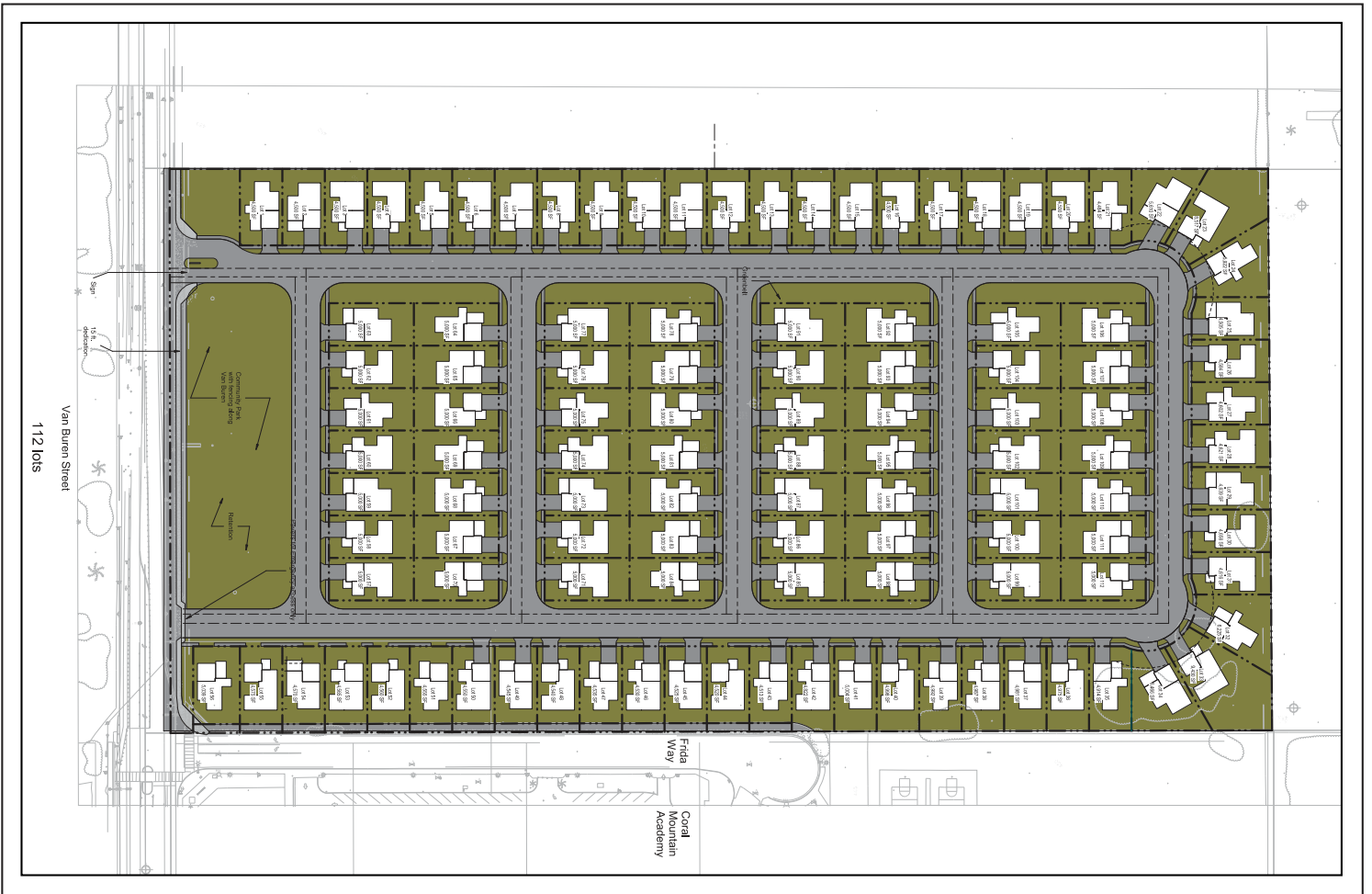


1 in = 0.26 mi



Vicinity Map
Encanto

Exhibit
2

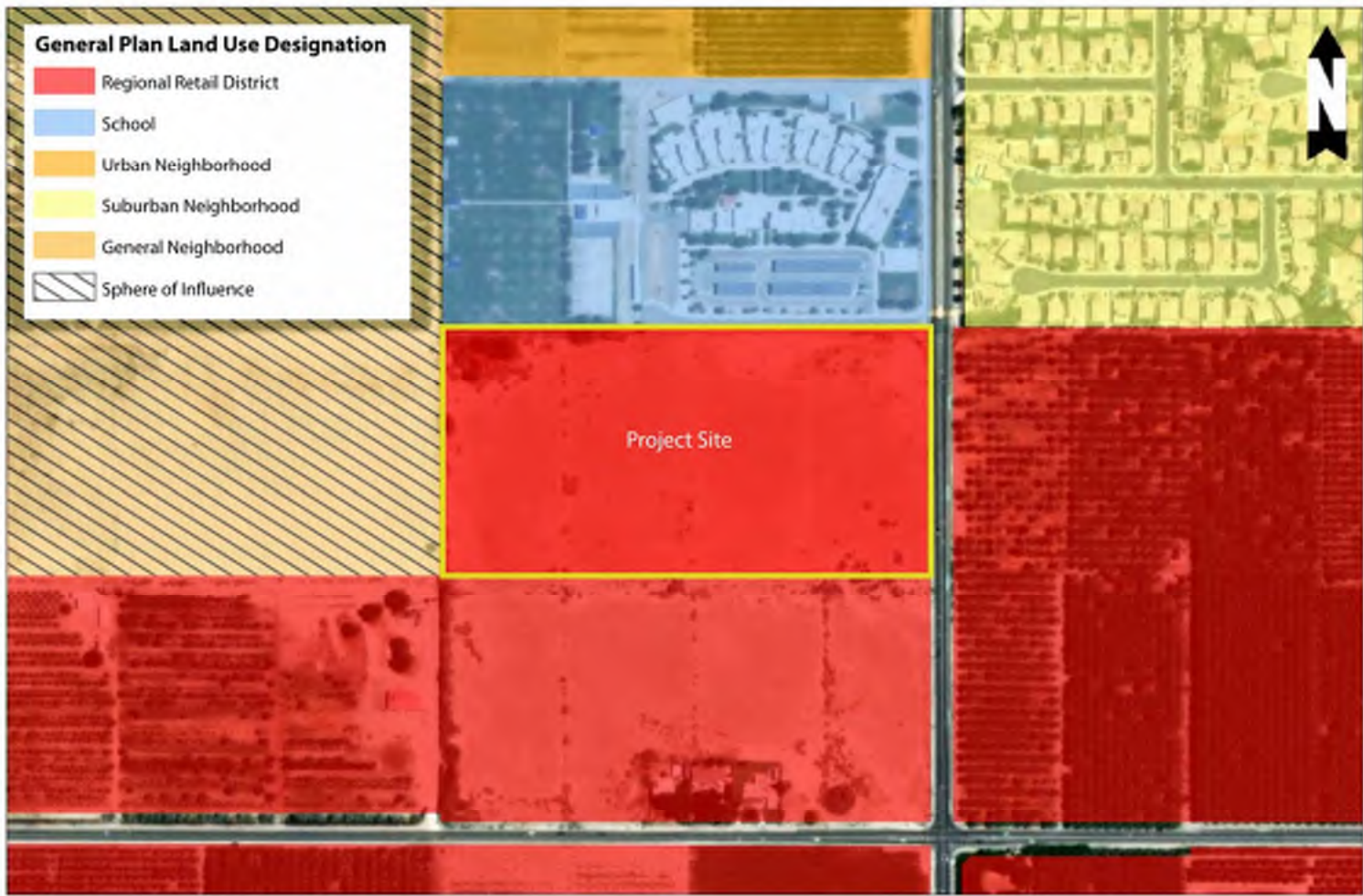


domustudio architecture



Building Massing Plan: Site Plan
Encanto - Planned Unit Development

Exhibit
3

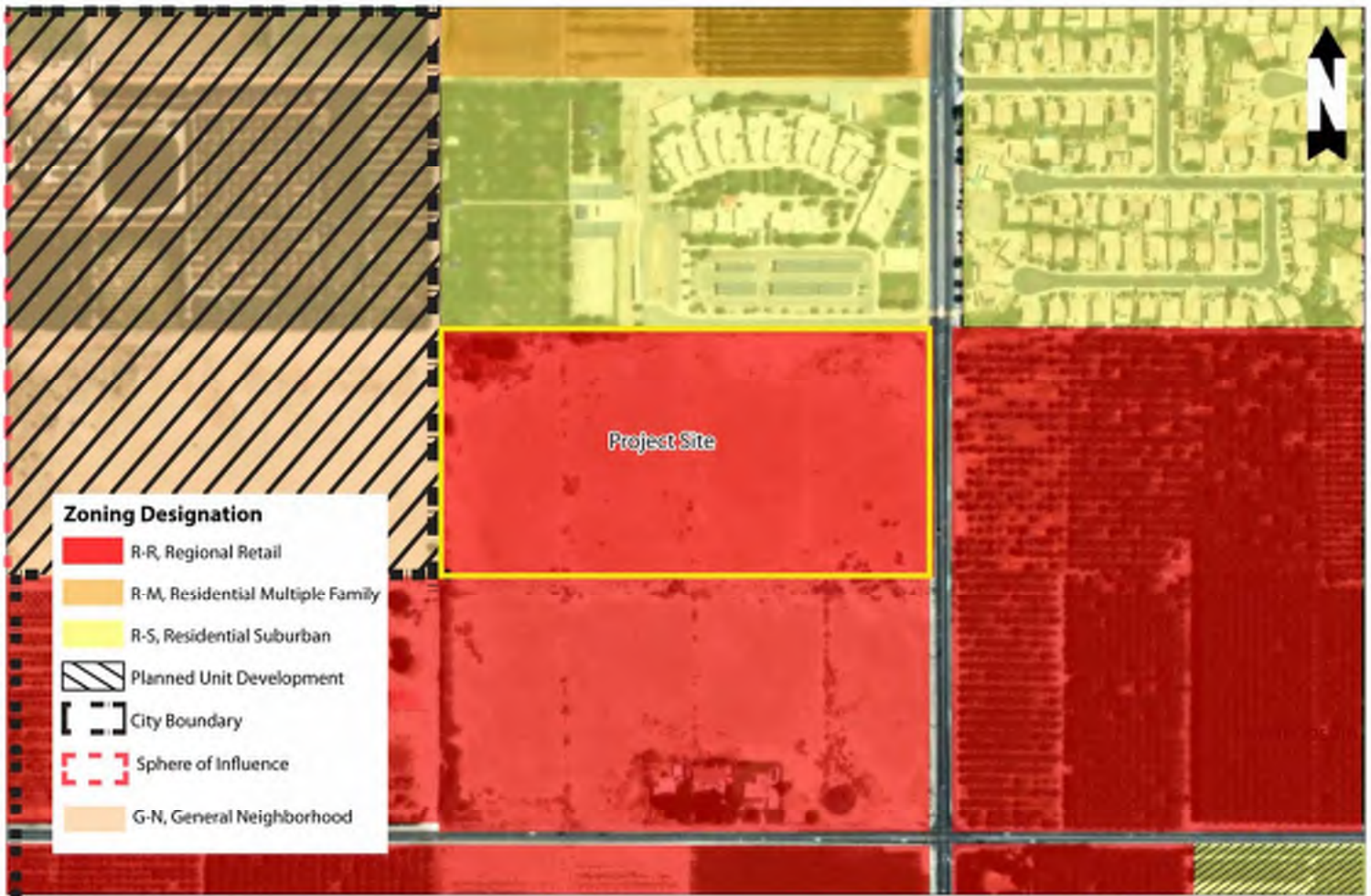


1 in = 0.07 mi



Existing General Plan
Encanto Housing Development

Exhibit
4

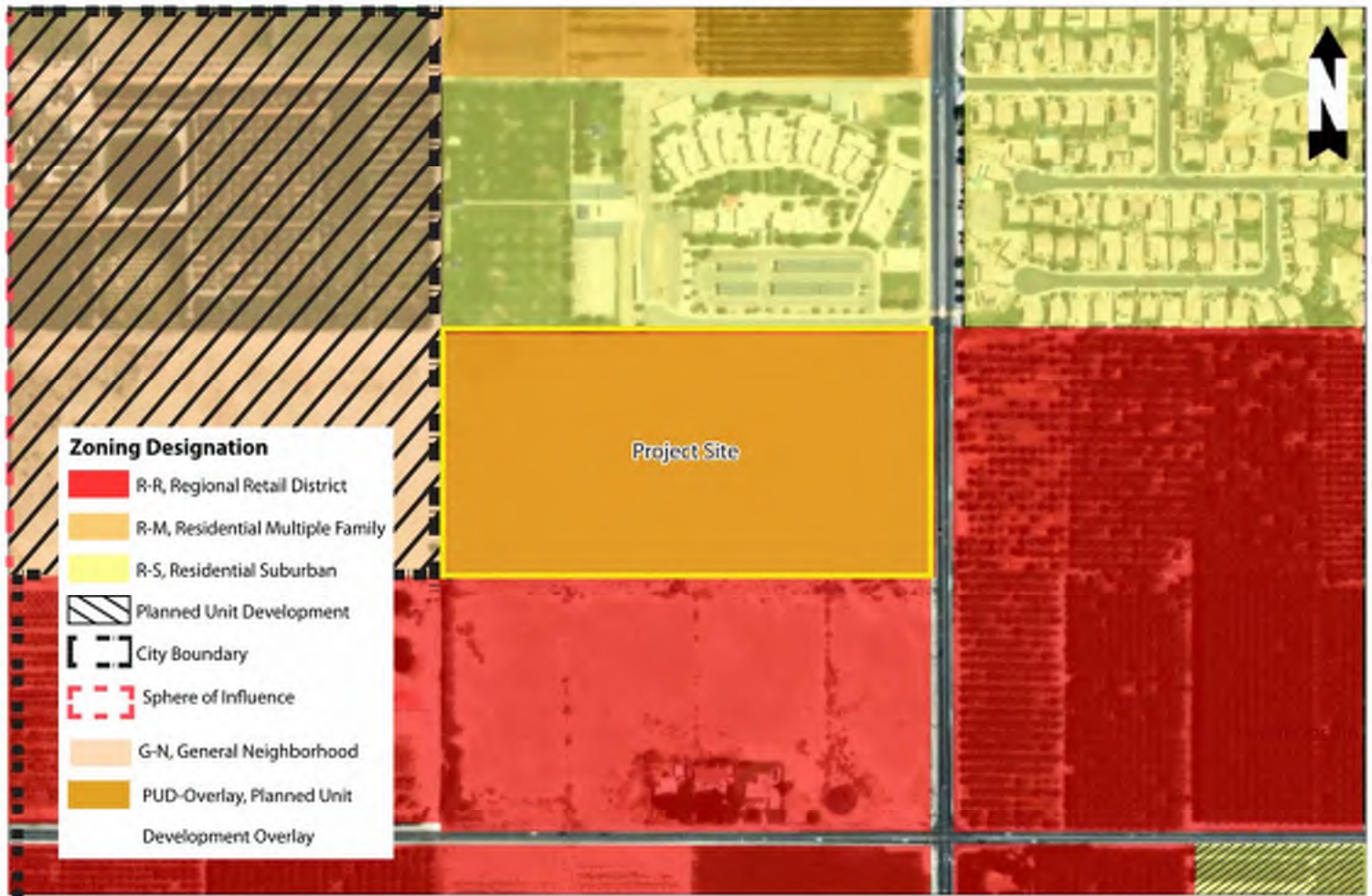


1 in = 0.07 mi



Existing Zoning
Encanto Housing Development

Exhibit
5

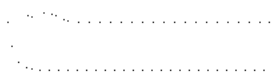


1 in = 0.07 mi



Proposed Zoning with Planned Unit Development Overlay
Encanto Housing Development

Exhibit
6



1 in = 0.07 mi



Existing Land Uses
Encanto Housing Development

Exhibit
7

2 Environmental Evaluation

Chapter 2 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Population/Housing
- Transportation/Traffic
- Mandatory Findings of Significance
- Agriculture and Forestry Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Mineral Resources
- Public Services
- Tribal Cultural Resources
- Air Quality
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Recreation
- Utilities and Service Systems

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as describe on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Gabriel Perez

Digitally signed by Gabriel Perez
DN: C=US, E=gperrez@coachella.org,
O=City of Coachella, OU=Planning
Division - Development Services Dept,
CN=Gabriel Perez
Date: 2024.04.13 13:45:20-07'00'

Signature

4/23/24

Date



Chapter 3 Technical Issue Analysis

3.2 Aesthetics

3.2.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AESTHETICS – Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Less than Significant Impact.** Scenic vistas in the vicinity of the proposed Project site include views of the Little San Bernardino, Santa Rosa, and San Jacinto mountain ranges can be viewed from most of the Coachella Valley including at the Project site. However, there are no scenic vistas in the immediate vicinity of the Project site. The closest scenic features are the Mecca Hills, which are located approximately six (6) miles east of the Project site. The site will consist of approximately 111 new single-family homes with 81 of the lots to have single family homes with attached ADU’s (accessory dwelling unit), with a maximum above grade height of 28 feet high which may impact views of the mountain ranges in the immediate vicinity. However, given the distance of the site from the surrounding mountain ranges, impacts will be less than significant.
- b. **Less than Significant Impact.** The Project site is a vacant, flat desert parcel with very little vegetation or elevation variation and does not contain any scenic resources, nor is it in close proximity to any such resources. It is not on or near any place listed on the National Register of Historical Places, California State Historical Landmarks, or California Historical Resources or Points of Interest (California Office of Historic Preservation Register of Historic Resources; 2022).

The nearest freeways to the proposed Project are State Route 86 (SR 86), which is approximately three (3) miles northeast of the site, and Interstate 10 (I-10), which is approximately four (4) miles northeast of the Project site. The site is not visible from either roadway, neither of which is officially designated or eligible as a state scenic highway (U.S. Department of Transportation Federal Highway Administration; 2022).

The proposed Project would include the construction of approximately 111 single family homes with 81 of the lots to have single family homes with attached ADU's. with a maximum above grade height of 28 feet high. There would be no impact to any trees, rock outcroppings, or historic buildings. Therefore, the proposed project will not damage any scenic resources, impacts will be less than significant.

- c. **Less than Significant Impact.** Though located in an urbanized area, the Project site is a vacant, flat desert parcel with very little vegetation or elevation variation. Approximate ten (10) to 12 trees arranging in height between approximately ten (10) to 15 feet exist in the northwest corner of the site (Google Earth Pro; 2022).

Public views into the site would exist primarily from Van Buren Street which forms the eastern border of the Project site. The site would also be viewable from Coral Mountain Academy, which forms the northern boundary of the site, and from the nearest residences which are approximately 500 feet south of the site.

Views from the site would include Coral Mountain Academy to the north, Van Buren Street and date palm groves to the east, three (3) residential homes and the Santa Rosa mountains to the south, and the San Jacinto mountains to the west.

Development of the Project site would be subject to the City's architectural review process that would ensure proper compliance with the architectural guidelines of the City and provisions of development standards. Therefore, the project would not have a substantial adverse effect on visual character or quality of the neighborhood and impacts would be less than significant.

- d. **Less than Significant Impact.** The proposed Project would involve the construction of 111 single-family homes with 81 of the lots to have single family homes with attached ADU's, and a large retention basin on the east portion of the site with secondary retention basins on each block of homes. The buildings would utilize reflective materials, such as glass surfaces on windows, which could create glare during daylight hours. The Project would also generate new vehicle traffic to and from the Project site that would contribute light from vehicle headlamps and glare from vehicle surfaces and windows both during daytime and nighttime hours. Security lighting will also be installed and dispersed throughout the roadways and any designated walkways, and these would provide new sources of nighttime lighting on a currently vacant parcel. However, the Project will adhere to all development standards as listed in Chapter 17.30.030 - *Property development standards* (City of Coachella Code of Ordinances; 2022). Furthermore, the proposed Project site plan, landscape plan, and lighting plan will go through the City of Coachella Development Review process for compliance with all development standards including outdoor lighting. Therefore, though the proposed Project would create a new source of light or glare, it will not substantially affect day or nighttime views in the area. Impacts would be less than significant.

3.2.2 Mitigation

No mitigation is required.

3.2.3 Level of Significance after Mitigation

Not applicable.

3.3 Agriculture and Forestry Resources

3.3.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>AGRICULTURAL AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e. No Impact. According to mapping information available from the California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program (FMMP) accessed September 30, 2022, the Project site is classified as Farmland of Local Importance (California Department of Conservation; 2022). Farmland of Local Importance is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

3 Technical Issue Analysis

The Project site does not contain any lands mapped by the FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland); therefore, the project would not convert such Farmland to non-agricultural use. Therefore, there would be no impact on farmlands.

The proposed Project site is not located under a Williamson Act contract (WAC) and therefore there would be no impact under the Williamson Act Contracts.

Lastly, the Project site is zoned for Single Family Residential (R-S) and there are no forest lands or timber lands on the site; therefore, the project would not conflict with zoning for agricultural use or result in the loss of forest land or convert forest land or timberland to non-forest land. Therefore, no impacts would occur.

3.3.2 Mitigation

No mitigation is required.

3.3.3 Level of Significance after Mitigation

Not applicable.

3.4 Air Quality

3.4.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Less than Significant Impact.** An air quality analysis was completed by MD Acoustics on September 27, 2023 to evaluate whether the estimated criteria pollutants and GHG emissions generated from the project would cause a significant impact to the air resources in the project area (Appendix C). This assessment was conducted within the context of the California Environmental Quality Act (California

Public Resources Code Sections 21000, et seq.). The assessment is consistent with the methodology and emission factors endorsed by South Coast Air Quality Management District (SCAQMD), California Air Resource Board (CARB), and the United States Environmental Protection Agency (US EPA).

The Project site is located in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is one of the 35 air quality regulatory agencies in the State of California and all development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM10 State Implementation Plan (SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction.

The SSAB exceeds state and federal standards for fugitive dust (PM10) and ozone (O3), and is in attainment/unclassified for PM2.5. Ambient air quality in the SSAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride.

The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). A proposed Project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

This air quality analysis finds that neither short-term construction emissions nor long-term operational emissions would exceed any regional or local thresholds. The Project would also be consistent with the land use classification of Residential Single Family from the City of Cathedral, which defines the assumptions that are represented in the AQMP. Therefore, a **less than significant** impact will occur.

- b. **Less than Significant Impact with Mitigation Incorporated.** In accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Construction Air Quality Emissions Impact

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction.

Regional Construction Emissions

The construction emissions for the Project would not exceed the SCAQMD's daily emission thresholds at the regional level with inclusion of Mitigation Measure (MM) AIR-1, limiting paint usage during indoor architectural coating to a maximum of 40 grams per liter of VOCs as demonstrated in Table 1, and therefore would be considered less than significant with mitigation.

Table 1 Regional Significance – Mitigated Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	3.65	35.95	32.93	0.05	9.27	5.41
Off-Site ³	0.07	0.11	1.03	0.00	0.23	0.05
Total	3.72	36.06	33.96	0.05	9.49	5.47
Grading						
On-Site ²	3.52	34.29	30.17	0.06	5.10	2.77
Off-Site ³	0.45	23.97	6.32	0.13	5.78	1.75
Total	3.96	58.25	36.49	0.19	10.88	4.52
Building Construction						
On-Site ²	1.20	11.22	13.12	0.02	0.50	0.46
Off-Site ³	0.24	0.64	4.13	0.00	0.63	0.16
Total	1.44	11.86	17.24	0.03	1.13	0.61
Paving						
On-Site ²	1.47	7.81	10.03	0.01	0.39	0.36
Off-Site ³	0.07	0.47	1.05	0.00	0.29	0.07
Total	1.54	8.28	11.07	0.02	0.68	0.43
Architectural Coating						
On-Site ²	69.78	0.91	1.15	0.00	0.03	0.03
Off-Site ³	0.03	0.05	0.47	0.00	0.10	0.02
Total	69.81	0.96	1.62	0.00	0.14	0.05
Total of overlapping phases⁴	72.79	21.10	29.93	0.04	1.94	1.10
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	Yes	No	No	No	No	No

Notes:

¹ Source: CalEEMod Version 2022.1.1.19

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction, architectural coatings and paving phases may overlap.

Operational Air Quality Emissions Impact

Regional Operational Emissions

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on the year 2025, which is the anticipated opening year for the proposed Project. The summer and winter emissions created by the proposed Project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 2.

Table 2 Regional Significance - Unmitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ²	6.93	0.06	6.28	0.00	0.00	0.00
Energy Usage ³	0.06	1.00	0.42	0.01	0.08	0.08
Mobile Sources ⁴	5.60	4.55	39.81	0.08	6.68	1.73
Total Emissions	12.58	5.61	46.51	0.09	6.76	1.82

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Source: CalEEMod Version 2022.1.1.19

² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

³ Energy usage consists of emissions from on-site natural gas usage.

⁴ Mobile sources consist of emissions from vehicles and road dust.

Table 2 provides the Project's unmitigated operational emissions. Table 2 shows that the Project does not exceed the SCAQMD daily emission threshold and regional operational emissions are considered to be less than significant.

- c) Less than Significant.** The Project would not exceed construction or operational localized emissions thresholds set by the SCAQMD. Construction

Localized Construction Emissions

The data provided in Table 3 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project.

Table 3 Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Preparation	35.95	32.93	9.27	5.41
Grading	34.29	30.17	5.10	2.77
Building Construction	11.22	13.12	0.50	0.46
Paving	7.81	10.03	0.39	0.36
Architectural Coating	0.91	1.15	0.03	0.03
Total of overlapping phases	19.94	24.29	0.92	0.85
SCAQMD Threshold for 25 meters (82 feet) or less²	266	1,961	11.7	6.3
Exceeds Threshold?	No	No	No	No

Notes:

¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 4 acres in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 2.5 acres per day (see Table 4).

² The nearest sensitive receptor is located 15 meters to the north; therefore, the 25-meter threshold has been used.

Construction-Related Human Health Impacts

Regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Because regional and local emissions of criteria pollutants during construction of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of project construction are not anticipated.

Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. The Office of

3 Technical Issue Analysis

Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, eight (8)-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed Project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.

Operations

Localized Operational Emissions

Table 4 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 4 include all on-site project-related stationary sources and 10% of the project-related new mobile sources.¹ This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 4 Localized Significance – Unmitigated Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.06	6.28	0.00	0.00
Energy Usage ³	1.00	0.42	0.08	0.08
On-Site Vehicle Emissions ⁴	0.45	3.98	0.67	0.17
Total Emissions	1.51	10.69	0.75	0.26
SCAQMD Threshold for 25 meters (82 feet)⁵	304	2,292	4	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Coachella Valley Source Receptor Area (SRA 30).

² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

⁴ On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.

⁵ The nearest sensitive receptor is located 15 meters to the north; therefore, the 25 meter threshold has been used.

Table 4 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the project. Therefore, the Project will result in less than significant Localized Operational emissions.

¹ The project site is approximately 0.28 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/25th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/10th the distance (dividing the mobile source emissions by 10) was used to represent the portion of the overall mobile source emissions that would occur on-site.

Operations-Related Human Health Impacts

As stated previously, regarding health effects related to criteria pollutant emissions, the applicable significance thresholds are established for regional compliance with the state and federal ambient air quality standards, which are intended to protect public health from both acute and long-term health impacts, depending on the potential effects of the pollutant. Since regional and local emissions of criteria pollutants during operation of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, less than significant adverse acute health impacts as a result of proposed Project operation, are anticipated.

CO Hot Spot Emissions

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards. To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no “hot spots” anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no “hot spot” potential, any local impacts will be below thresholds.

Traffic analysis from General Technology & Solutions (2023) showed that the project would generate 1,449 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO “hot spot” modeling was performed and less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the proposed Project’s air quality must be generic by nature.

The project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately

or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The proposed Project does not exceed any of the thresholds of significance and therefore is considered less than significant.

- d) Less than Significant.** Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the proposed Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from vehicle emissions and trash storage areas. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD’s Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed Project.

Table 5 Regional Significance – Mitigated Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation						
On-Site ²	3.65	35.95	32.93	0.05	9.27	5.41
Off-Site ³	0.07	0.11	1.03	0.00	0.23	0.05
Total	3.72	36.06	33.96	0.05	9.49	5.47
Grading						
On-Site ²	3.52	34.29	30.17	0.06	5.10	2.77
Off-Site ³	0.45	23.97	6.32	0.13	5.78	1.75
Total	3.96	58.25	36.49	0.19	10.88	4.52
Building Construction						
On-Site ²	1.20	11.22	13.12	0.02	0.50	0.46
Off-Site ³	0.24	0.64	4.13	0.00	0.63	0.16
Total	1.44	11.86	17.24	0.03	1.13	0.61
Paving						
On-Site ²	1.47	7.81	10.03	0.01	0.39	0.36
Off-Site ³	0.07	0.47	1.05	0.00	0.29	0.07
Total	1.54	8.28	11.07	0.02	0.68	0.43
Architectural Coating						
On-Site ²	87.94	0.91	1.15	0.00	0.03	0.03
Off-Site ³	0.03	0.05	0.47	0.00	0.10	0.02
Total	87.97	0.96	1.62	0.00	0.14	0.05
Total of overlapping phases⁴	90.95	21.10	29.93	0.04	1.94	1.10
SCAQMD Thresholds	75	100	550	150	150	55

3 Technical Issue Analysis

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Exceeds Thresholds	Yes	No	No	No	No	No

Notes:

¹ Source: CalEEMod Version 2022.1.1.19

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction, architectural coatings and paving phases may overlap.

3.4.2 Mitigation

AIR-1 Paint used for indoor architectural coatings for the project shall have a maximum of 40 grams per liter of VOCs. Level of Significance after Mitigation. With implementation of Mitigation Measure AIR-1, impacts to air quality would be less than significant.

3.4.3 Level of Significance after Mitigation

Less than Significant.

3.5 Biological Resources

3.5.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Less than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment was completed by ELMT Consulting on April 30, 2022 (Appendix A, Biological Resources Assessment; 2022). The study found that according to the California Natural Diversity Database (CNDDDB), twenty-five (25) special-status wildlife species have been reported in the Indio quadrangle (Appendix A, Biological Resources Assessment; 2022). No special-status wildlife species were observed during the field investigation conducted by ELMT biologist Jacob H. Lloyd Davies on March 10, 2022. The Project site and surrounding area have been impacted by historic agricultural activities and urban development for several decades, eliminating the natural plant communities that once occurred on the site or in the immediate area.

Based on habitat requirements for specific species and the availability and quality of on-site habitats, ELMT biologists determined that the Project site has a high potential to support Cooper’s hawk (*Accipiter cooperii*) and a low potential to support burrowing owl (*Athene cunicularia*) or western yellow bat (*Lasiurus xanthinus*). ELMT further determined that all the other special-status wildlife species known to occur in the vicinity of the site do not have potential to occur on-site and all are presumed absent on the site. Cooper’s hawk and western yellow bat are only expected to occur on-site incidentally while foraging and are not expected to nest or roost on-site due to the lack of suitable nesting opportunities; however, these species may nest in nearby ornamental trees or date palm orchards. In order to ensure impacts to Cooper’s hawk do not occur due to Project implementation, mitigation in terms of a pre-construction nesting bird clearance survey, shall be conducted prior to ground disturbance. With implementation of the pre-construction nesting bird clearance survey (Mitigation Measure BIO-1), impacts to this species will be less than significant (Appendix A, Biological Resources Assessment; 2022). No surveys related to western yellow bat are recommended.

With implementation of the pre-construction nesting bird clearance survey under BIO-1, impacts to this species will be less than significant and no mitigation will be required. Impacts will be less than significant.

b. No Impact. The Project site has not been identified as occurring in a wildlife corridor or linkage. The nearest open space as mapped by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) is the Santa Rosa and San Jacinto Mountains Conservation Area, which occurs approximately four (4) miles to the west. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. Implementation

of the proposed Project is not expected to have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service. (FWS) No impact would occur.

- c. **No Impact.** There are three (3) key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Us Army Corps of Engineers (USACOE) Regulatory Branch regulates discharge of dredge or fill materials into “waters of the United States” pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the California Department of Fish and Wildlife (CDFW) regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Water Quality Control Board (RWQCB) regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the Project site or within the during a field investigation conducted by ELMT biologist Jacob H. Lloyd Davies (Appendix A; 2022). Further, no blueline streams, which is a body of concentrated flowing water in a natural low are or natural channel on the land surface and may be any creek, stream or other flowing water feature, perennial or ephemeral, indicated on United States Geographical Survey (USGS) quadrangle maps, with the exception of man-made watercourses (Riverside County Flood Control and Water Conservation District, Accessed October 2022) have been recorded on the Project site. The nearest mapped water resource to the site is a freshwater pond that is located approximately less than a quarter mile to the northwest of the site. Therefore, development of the Project will not result in impacts to USACOE, RWQCB, or CDFW jurisdiction and regulatory approvals will not be required. No impact would occur.

- d. **No Impact.** Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The Project site has not been identified as occurring in a wildlife corridor or linkage. The nearest open space to the site as mapped by the CVMSHCP is the Santa Rosa and San Jacinto Mountains Conservation Area, which occurs approximately a little over four (4.3) miles to the west. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed Project is not expected to impact wildlife movement opportunities. Therefore, no impacts would occur.

- e. **No Impact.** The proposed Project is required to adhere with the City of Coachella’s Municipal Code Chapter 12.24 and 12.28, *Street Trees and Palm Trees*. These ordinances require regular trimming and maintenance and/or removal and no preservation is specified within the code. Removal of any trees on site (which are limited to tamarisk) would thereby not be in conflict with local ordinances. No impact would occur.
- f. **No Impact.** The Project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) area, but is not located within any Conservation Areas, Preserves,

3 Technical Issue Analysis

Cores, or Linkages (Appendix A; 2022). The proposed Project is not listed as a planned “Covered Activity” under the published CVMSHCP, but is still considered to be a current Covered Activity pursuant to Section 7.1 of the CVMSHCP. According to Section 7.1 of the CVMSHCP, take authorization will be provided for certain activities that take place outside of Conservation Areas including “new Projects approved pursuant to county and city general plans, transportation improvement plans for roads in addition to those addressed in Section 7.2, master drainage plans, capital improvement plans, water and waste management plans, the County’s adopted Trails Master Plan, and other plans adopted by the Permittees.”

As a Covered Activity located outside designated conservation areas, construction of the proposed Project is expected to be consistent with the applicable avoidance, minimization, and mitigation measures described in Section 4.4 of the CVMSHCP. Since the proposed Project is considered a Covered Activity under Section 7.1 of the CVMSHCP, no further avoidance, minimization, and mitigation measures are required, and the Project is in compliance with the CVMSHCP. No impacts would occur.

3.5.2 Mitigation

BIO-1 In order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.

3.5.3 Level of Significance after Mitigation

Less than Significant.

3.6 Cultural Resources

3.6.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
CULTURAL RESOURCES – Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. No Impact. PaleoWest conducted a literature review, records search, and field survey on the Project site on March 29, 2022 (Appendix B, Cultural Resources Investigation; 2022). The records search indicated that no fewer than 31 cultural resources have been previously documented within the Project study area, none of which are located on the Project site. Additional sources consulted during the cultural resource literature and data review include the National Register of Historic Places (NRHP), the Office of Historic Preservation Archaeological Determinations of Eligibility, the Office of Historic Preservation Built Environment

3 Technical Issue Analysis

Resources Directory (BERD), and a review of Bureau of Land Management General Land Office. According to these sources, there are no listed cultural resources recorded within the Project site or within one (1) mile of the Project site (Cultural Resources Investigation; 2022).

PaleoWest completed a cultural resource survey of the Project site on April 13, 2022 (Appendix B: Cultural Resources Investigation; 2022). During the survey, PaleoWest found vegetation including young Mesquite trees in the northwest and southwest corners of the proposed Project site, and annual herbaceous plants and grasses scattered throughout the property. The surface soils within 90 percent of the parcel are silt lake bottom sediments. The northeast corner, southern, and western portions of the property are eolian sand dunes. A linear dune lies along the property line in the southern boundary of the property. This linear dune likely represents a berm from either agricultural use or a land clearing event. The sandy portions of the property are recent deposits from within the last few decades that overlie lacustrine sediments. Noted disturbances includes what appear to be decades of dumping (e.g., dirt piles, construction material, modern refuse), former agricultural infrastructure, and evidence of abandoned homeless encampments. The agricultural infrastructure includes concrete standpipes and fragments, and plastic lines that are scattered throughout the property and likely date to the 1980s and 1990s. Additionally, a small hill in the northeast corner of the property was observed. The hill appears to be a large push pile from working or clearing the parcel. As a result of these activities, the upper 1.5-2.0 feet of the ground surface across the Project site is likely disturbed. Overall, no historic period built-environmental resources were identified in the Project site. Therefore, no impact would occur.

Less than Significant Impact with Mitigation Incorporated. PaleoWest completed a literature review, records search, and field survey on the Project site on April 30, 2022 (Appendix B, Cultural Resources Investigation; 2022). The records search and literature review indicated no archaeological resources previously recorded on the Project site. In addition, no archaeological resources were found during the field survey conducted on April 13, 2022. However, PaleoWest examined geological and geomorphic information, which indicated that the Project site has the potential to contain significant buried archaeological remains. Therefore, the Project site appears to be moderately sensitive for buried cultural resources. Since the potential exists for project grading and construction to reveal archaeological resources, mitigation would be required during pre-construction and construction activities. Mitigation Measure CUL-1 which would require construction monitoring be conducted by a qualified cultural monitor ,with implementation of Mitigation Measure CUL-1, impacts would be less than significant.

- b. Less than Significant Impact with Mitigation Incorporated.** The Project site does not contain any cemeteries and no human remains were found on the site during the pedestrian survey conducted on April 13, 2022. However, there is always the possibility that human remains could be uncovered during ground disturbing activities. In the unexpected event that human remains are found during ground disturbing activities, those remains would require proper treatment in accordance with all applicable laws.

Through the implementation of Mitigation Measure CUL-2, all pre-construction and construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resources Code (PRC) Section 5097.98 states that the County Coroner must be notified within 24 hours of the discovered human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner is required to contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would, in turn, contact the Most Likely Descendant (MLD) who would determine further action to be taken. The MLD would have 48 hours to

3 Technical Issue Analysis

access the site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-2, impacts would be less than significant.

3.6.2 Mitigation

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading shall be permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required; and,
2. If the County Coroner determines that the remains are of Native American decent, the Coroner shall notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.

3.6.3 Level of Significance after Mitigation

With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be less than significant.

3.7 Energy

3.7.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Energy – Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Less than Significant Impact.** MD Acoustics completed an Energy Impact Study on September 28, 2023 (Appendix C, Air Quality, Greenhouse Gas, and Energy Impact Study; 2023). Appendix F of the State CEQA Guidelines states that the means of achieving the goal of energy conservation includes the following:
- Decreasing overall per capita energy consumption;
 - Decreasing reliance on fossil fuels such as coal, natural gas and oil; and
 - Increasing reliance on renewable energy sources.
 - Appendix F of the State CEQA guidelines also states that the environmental impacts from a project can include:
 - The project’s energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
 - The effects of the project on local and regional energy supplies and on requirements for additional capacity.
 - The effects of the project on peak and base period demands for electricity and other forms of energy.
 - The degree to which the project complies with existing energy standards.
 - The effects of the project on energy resources.
 - The project’s projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Construction equipment used over the approximately 13-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California’s Energy Efficiency Standards and 2022 CALGreen Standards. Construction of the proposed commercial development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Trip generation under the proposed Project would be consistent with other similar commercial uses of similar scale and configuration as reflected in the Transportation Analysis (IEG, 2023). That is, the proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Furthermore, the increase in both electricity and natural gas demand from the proposed Project is insignificant compared to Riverside County’s 2022/2023 energy demands.

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 6.

Table 6 Project Unmitigated Annual Operational Energy Demand Summary¹

Natural Gas Demand		kBTU/year
Single Family Housing		3,947,639
	Total	3,947,639
Electricity Demand		kWh/year
Single Family Housing		1,036,656
	Total	1,036,656

Notes:

¹Taken from the CalEEMod 2022.1.1.19 annual output.

As shown in Table 1, the estimated electricity demand for the proposed project is approximately 1,036,656 kWh per year. In 2022, the residential sector of the County of Riverside consumed approximately 9,061 million kWh of electricity.² In addition, the estimated natural gas consumption for the proposed project is approximately 3,947,639 kBTU per year. In 2022, the residential sector of the County of Riverside consumed approximately 284 million therms of gas.³ Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2021 demand and will have a **less than significant impact**.

- b) **Less than Significant Impact.** Regarding federal transportation regulations, the Project Site is located in an already developed area. Access to/from the Project Site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SoCal Edison (SCE) and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Therefore, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and would therefore have a **less than significant impact**.

3.7.2 Mitigation

No mitigation is required.

3.7.3 Level of Significance after Mitigation

Not applicable.

² California Energy Commission, Electricity Consumption by County. <https://ecdms.energy.ca.gov/elecbycounty.aspx>

³ California Energy Commission, Gas Consumption by County. <http://ecdms.energy.ca.gov/gasbycounty.aspx>

3.8 Geology and Soils

3.8.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
GEOLOGY AND SOILS – Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a-i. No impact. A Geotechnical Engineering Report was completed by Earth Systems Pacific on May 27, 2022 (Appendix D Geotechnical Engineering Report; 2022). Earth Systems personnel found that the Project site does not lie within a currently delineated State of California, Alquist-Priolo Earthquake Fault Zone (California Geological Survey; 2018). Well-delineated fault lines cross through this region as shown on (California Geological Survey (CGS) Fault Activity Map (2010); however, no active faults are mapped in the immediate vicinity of the site (Geotechnical Engineering Report; 2022). The closest active faults are traces/segments of the San Andreas fault zone, located approximately four (4) miles northeast of the site.

Review of select aerial photographs reveal that the site is located in an area predominated by alluvial fan, lineal dune (wind) patterns, and regressive shoreline features associated with ancient Lake Cahuilla. Therefore, active fault rupture is unlikely to occur at the Project site, and impacts would be less than significant.

a-ii. Less than Significant Impact. Several active faults or seismic zones lie within 50 miles of the project site (Appendix D Geotechnical Engineering Report; 2022). The primary seismic hazard to the site is strong ground shaking from earthquakes along regional faults including the San Andreas fault, San Jacinto fault, and faults associated with the Eastern California shear zone.

As a mandatory condition of Project approval, the Project would be required to construct the proposed buildings in accordance with the California Building Standards Code (CBSC) (California Building Code; 2019). The CBSC provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for California earthquake conditions. As such, implementation of the Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking.

In addition, the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in Appendix D, *Geotechnical Engineering Report* (Earth Systems Pacific, 2022). With mandatory compliance to these recommendations, potential impacts related to seismic ground shaking would be less than significant.

a-iii. Less than Significant Impact. Liquefaction is a phenomenon in which saturated soils above the existing groundwater levels are subject to a temporary loss of soil strength due to the buildup of excess pore pressure during an earthquake. The potential for liquefaction to occur at the Project site is moderate to high because historic groundwater is generally less than 50 feet below the ground surface. The site is within a “high” liquefaction hazard zone as defined by Riverside County Geographic Information Services (Riverside County, 2022). Liquefaction output considering historic groundwater levels are presented in Appendix D, *Geotechnical Engineering Report* (Earth Systems Pacific, 2022). R. The proposed Project has the potential for lateral spreading which may affect building foundations. However, this is considered low due to the lack of nearby free-faces or sloping conditions in the site improvement area.

In addition, the Project would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project to further reduce the risk of seismic-related ground failure due to liquefaction (Appendix D, *Geotechnical Engineering Report*; 2022). Therefore, implementation of the Project would not directly or indirectly expose people or structures to substantial hazards associated with seismic-related ground failure and/or liquefaction hazards. Impacts would be less than significant.

a-iv. No Impact. The site is relatively flat. Site elevations range from approximately -46 feet to -52 feet mean sea level based on Google Earth (Appendix D Geotechnical Engineering Report, 2022). Topographically, the site is generally flat and level, however, having been graded in the past there are high areas and lower areas. There is a soil stockpile with some construction debris in and around the surface located on the northeast corner of the site. No evidence was noted of significant erosion at the time of the site visit. The Project site is approximately six (6) miles away from the base and foothills of the nearest maintain range, the Santa Rosa Mountains. Potential hazards from slope instability, landslides, or debris flows are considered negligible. Therefore, no impact would occur.

- b. Less than Significant.** During pre-construction as well as construction activities under the proposed Project, soils would be disrupted, thereby increasing the potential for wind or water-related erosion and sedimentation until construction is completed. Pursuant to State Water Resources Control Board requirements, the Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which involves preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that waterborne pollution (erosion and sedimentation) is prevented, minimized, and/or otherwise appropriately treated prior to surface runoff being discharged from the subject property. The Project also would be required to comply with SCAQMD Rule 403 to minimize water and windborne erosion. Lastly, the Project would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a site-specific post-construction water quality management program designed to minimize the release of waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. The WQMP also is required to establish a post-construction implementation and maintenance plan to ensure on-going, long-term erosion protection. Therefore, with adherence to SCAQMD Rule 403, and preparation of a SWPPP and WQMP, impacts would be less than significant.
- c. Less than Significant Impact.** As discussed under Impact 4.26(a)(iv), potential hazards from slope instability, landslides, or debris flows are considered negligible, as the site is relatively flat and is six (6) miles away from the base and foothills of the nearest mountain range (Earth Systems Pacific, 2022).

As discussed under Impact 4.26(a)(iii), the Project site is within a moderate to high liquefaction hazard zone as defined by Riverside County Geographic Information Services (accessed September 30, 2022). Liquefaction output considering historic groundwater levels are presented in Appendix A of the Geotechnical Study (Earth Systems Pacific, 2022). Results indicate a liquefaction potential at depths greater than eight (8) feet with estimated liquefaction induced settlement of 2.8, 3.6, and 2.8 inches in B-2, B-5, and B-8, respectively. The potential for lateral spreading affecting foundations is considered low due to the lack of nearby free-faces or sloping conditions in the site improvement area, as long as basin slopes are kept away from foundations at least 4H feet, where 'H' is the height of any adjacent slope. Under historic groundwater conditions, there could be localized sand boil formation. Foundation recommendations are included within the Geotechnical Study, Appendix D (Earth Systems Pacific; 2022), in light of potentially liquifiable conditions.

Lateral spreading is primarily associated with liquefaction hazards. As previously mentioned in Section 4.26(a)(ii), the Project would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project (Appendix D) to further reduce the risk of seismic-related ground failure due to liquefaction. Therefore, impacts associated with liquefaction and lateral spreading would be less than significant.

Soil shrinkage/subsidence and collapse would be less than significant as the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in Appendix D (Earth Systems Pacific, 2022).

- d. No Impact.** The Expansion Index of the tested onsite soils is "very low" as defined by American Society for Testing and Materials (ASTM) D 4829 (Earth Systems Pacific, 2022). Additionally, the Project would be required to comply with the site-specific ground preparation and construction recommendations

contained in Appendix D (Earth Systems Pacific, 2022). The potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Therefore, there would be no impact.

- e. **No Impact.** The project would not involve the use of septic tanks or any other alternative wastewater disposal systems. Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems.
- f. **Less than Significant with Mitigation Incorporated.** PaleoWest, LLC (PaleoWest) completed a paleontological resource assessment for the Project on May 22, 2022, Appendix E (Paleontological Resource Assessment; 2022). This paleontological resource assessment included a fossil locality records search conducted by the Western Science Center (WSC) in Hemet, California. The records search was supplemented by a review of existing geologic maps and primary literature regarding fossiliferous geologic units within the proposed Project vicinity and region.

The WSC records search conducted by PaleoWest produced one fossil locality approximately one half (0.5) mile northwest of the Project: The Imagine Coachella Project recovered multiple Late Quaternary (Pleistocene and Holocene Epochs) invertebrates at an unspecified depth, including bivalves (*Anodonta californiensis*, *Pisidium sp.*), gastropods (*Gyraulus parvus*, *Physella humerosa*, *Planorbella trivolvris*, *Pyrgulopsis longinqua*, *Tryonia protea*), and arthropods. Searches of online databases and other literature did not produce any additional nearby fossil localities.

The Young alluvial valley deposits underlying the Project area are classified as High Potential, High Sensitivity A at the surface by the County of Riverside paleontological sensitivity map, according to Riverside County's Map My County service (Riverside County Information Technology, 2022). High sensitivity includes not only the potential for yielding abundant vertebrate fossils, but also for production of a few significant fossils that may provide new and significant data. High sensitivity areas are mapped as either "High A" or "High B,". High Sensitivity A: High A is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs (City of Coachella General Plan 2035, 2015). The likely reason that the Project site is classified as High Sensitivity A is because the Project area is within the maximum extent of Pleistocene Lake Cahuilla and is consistent with the nearby Imagine Coachella Project (PaleoWest, 2022). The deposits underlying the Project area are classified as high sensitivity.

Additionally, the City of Coachella (2015) classified the sediment in the Project area as having undetermined sensitivity, as surficial sediment has been disturbed by modern agricultural processes. As a result, the Young alluvial valley deposits can be assigned a low sensitivity to three (3) feet below ground surface (bgs), then a high sensitivity below three (3) feet bgs. Therefore, Project related ground disturbance deeper than three (3) feet bgs surface in previously undisturbed sediment should be monitored by a qualified paleontological monitor to identify and effectively salvage any recovered resources while minimizing construction delays.

With implementation of the Mitigation Measures CUL-1, CUL-2, TRC-1, TRC-2 and TRC-3, the impacts will be less than significant.

3.8.2 Mitigation

The following mitigation measures are required:

- GEO-1** Prior to the start of the proposed Project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made and provide contact information for the Project Paleontologist. The training shall be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.
- GEO-2** Prior to the commencement of ground disturbing activities, a professional paleontologist shall be retained to prepare and implement a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for the proposed Project. The PRMMP shall describe the monitoring required during ground disturbing activities. Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. If the Project Paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they shall recommend that monitoring be reduced or cease entirely.
- GEO-3** In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following:
3. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity shall be halted to allow the paleontological monitor, and/or Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.
 4. Fossil Preparation and Curation. The PRMMP shall identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens shall be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens shall be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation shall be assessed by the repository and shall be the responsibility of the client.
- GEO-4** Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project

paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

3.8.3 Level of Significance after Mitigation

With implementation of Mitigation Measures GEO-1 through GEO-4, impacts associated with geology and soils would be reduced to less than significant.

3.9 Greenhouse Gas Emissions

3.9.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Greenhouse Gas Emissions – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Less than Significant Impact.** The threshold for toxic air contaminants (TACs) has a maximum incremental cancer risk of 10 per million and a non-cancer (acute and chronic) hazard index of 1.0 or greater. An exceedance to these values would be considered significant.

Construction Greenhouse Gas Emissions

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 1. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 24.51 metric tons of CO₂e per year. Annual CalEEMod output calculations are provided in Appendix A.

Table 7 Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ e) ¹		
	Onsite	Offsite	Total
Site Preparation	16.87	0.78	17.65
Grading	66.07	209.23	275.30
Building Construction	236.81	94.24	331.05
Paving	9.63	3.46	13.10
Coating	0.04	0.04	0.08
Total	329.43	307.75	637.18
Averaged over 30 years²	10.98	10.26	21.24

Notes:

¹ MTCO_{2e}=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
² The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.
 * CalEEMod output (Appendix A)

Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The operational emissions for the project are 1,813 metric tons of CO_{2e} per year (see Table 14). Furthermore, as shown in Table 2, the project’s total emissions (with incorporation of construction related GHG emissions) would be 1,835 metric tons of CO_{2e} per year. These emissions do not exceed the County of Riverside CAP Update and SCAQMD screening threshold of 3,000 metric tons of CO_{2e} per year. Therefore, the project's GHG emissions are considered to be less than significant.

Table 8 Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO _{2e}
Area Sources ²	0.00	1.37	1.37	0.00	0.00	1.38
Energy Usage ³	0.00	424.14	424.14	0.03	0.00	425.67
Mobile Sources ⁴	0.00	1,317.00	1,317.00	0.07	0.07	1,341.30
Solid Waste ⁵	9.08	0.00	9.08	0.91	0.00	31.77
Water ⁶	1.43	7.09	8.53	0.15	0.00	13.27
Construction ⁷	0.00	20.87	20.87	0.00	0.00	21.24
Total Emissions	10.51	1,770.48	1,780.99	1.15	0.08	1,834.63
County of Riverside CAP and SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						No

Notes:
¹ Source: CalEEMod Version 2022.1.1.19
² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
³ Energy usage consist of GHG emissions from electricity and natural gas usage.
⁴ Mobile sources consist of GHG emissions from vehicles.
⁵ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
⁷ Construction GHG emissions based on a 30 year amortization rate.

- b. Less than Significant Impact.** The proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. As stated previously, the County of Riverside has adopted a Climate Action Plan (CAP); therefore, the project and its GHG emissions have been compared to the goals of the County of Riverside CAP Update.

Consistency with the County of Riverside CAP Update

Per the County’s CAP Update, the County adopted its first CAP in 2015 which set a target to reduce emissions back to 1990 levels by the year 2020 as recommended in the Assembly Bill (AB) 32 Scoping Plan. Furthermore, the goals and supporting measures within the County’s CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as Senate Bill (SB) 32 and California’s 2017 Climate Change Scoping Plan. Therefore, compliance with the County’s CAP in turn reflects consistency with the goals of the CARB Scoping Plan, AB 32 and SB 32.

Appendix D of the Riverside County CAP Update also states that project's that do not exceed the CAP's screening threshold of 3,000 metric ton of CO₂ emissions (MTCO_{2e}) per year are considered to have less than significant GHG emissions and are in compliance with the County's CAP Update. According to the

3 Technical Issue Analysis

County's CAP Update, projects that do not exceed emissions of 3,000 MTCO₂e per year are also required to include the following efficiency measures:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that match the California Green Building Code in effect as of January 2017.

As stated above, the GHG emissions generated by the proposed project would not exceed the County of Riverside CAP Update screening threshold of 3,000 metric tons per year of CO₂e.

City of Coachella Climate Action Plan

The City of Coachella CAP Public Draft was completed June 2014 with the goal of reducing GHG emissions by 49% below 2014 levels by 2035. To meet these goals, the project will comply with AB 341 to divert at least 75% of the project waste from landfills and shall only use drought-tolerant landscaping. The project will therefore meet the goals of the City’s Climate Action Plan and will have a less than significant impact.

3.9.2 Mitigation

No mitigation is required.

3.9.3 Level of Significance after Mitigation

Not applicable.

3.10 Hazards and Hazardous Materials

3.10.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS – Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a Project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-c. Less than Significant Impact. According to the Federal Motor Carrier Safety Administration (FMCSA) National Hazardous Material Route Registry (United States Department of Transportation Federal Motor Carrier Safety Administration; 2022), the closest National Hazardous Materials Routes are State Route 86 (SR 86), which is approximately three (3) miles northeast of the Project site, and Interstate 10 (I-10), which is approximately four (4) miles northeast of the Project site. SR 86 is designated as B,I, which prohibits the transportation of Class 1 explosives and poisonous inhalation hazards. I-10 is designated as B, which prohibits the transportation of any kind of explosives, and I, which prohibits transportation of poisonous inhalation hazards (United States Department of Transportation; 2022).

Construction of the proposed Project would involve the use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. However, the transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, state, and federal regulations governing such activities.

During operation, the Project would not involve the routine transport, storage, production, use, or disposal of hazardous materials and small amounts of consumer-grade pesticides and/or fertilizers may be stored by residents for the maintenance of landscaped areas and limited quantities of custodial and maintenance products, including cleansers, lubricants, and paints.

However, the transport, use, and storage of hazardous materials during construction of the Project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act (HMTA), Resource Conservation and Recovery Act (RCRA), the California Hazardous Material Management Act, (CHMMA) and the California Code of Regulations (CCR), Title 22. Therefore, operational impacts related to the transport, use, or disposal of hazardous materials use would be less than significant.

d. Less Than Significant Impact. According to the Department of Toxic and Substance Control Envirostor Database (California Department of Toxic Substances Control; 2022), the nearest cleanup site is located at West Coachella Elementary at Van Buren Street and Avenue 52 in Coachella, which borders the southern

3 Technical Issue Analysis

boundary of the Project site. The second cleanup site is a School Investigation, and its status is listed as *No Further Action in the Envirostor Database from Department of Toxic and Substance Control State of California*. Therefore, the impacts would be less than significant.

- e. **No Impact.** The closest airport to the Project site is the Jacqueline Cochran Regional Airport, which is approximately four points eight miles southeast of the Project site. The Project site is located outside of the Riverside County Airport Land Use Compatibility (ALUC) Airport Influence Area (Riverside County Airport Land Use Commission; 2022). Therefore, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur.
- f. **Less Than Significant Impact.** The Project site is located along Van Buren Street, which is not designated as an emergency evacuation route by the City of Coachella. The access points into the city are through highway 111, Interstate 10, and State Route 86 all to the north of the Project site. There are no plans to alter the existing routes or circulation patterns to and from the city. Furthermore, access points would adhere to Riverside County Fire Department Fire Code to provide for adequate emergency access. As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.
- g. **Less Than Significant Impact.** The Project site is not located within a State Responsibility Area (SRA) or a Local Responsibility Area (LRA) (California Office of the State Fire Marshall; 2022). A State Responsibility Area (SRA) is the area of the state where the State of California is financially responsible for the prevention and suppression of wildfires. SRA does not include lands within city boundaries or in federal ownership. A Local Responsibility Area (LRA) is an area designated by a local agency that is not a state responsibility area and where a local agency, city, county, or district is responsible for fire protection. The Project site and its surrounding areas are not located within a very high fire hazard area. Therefore, the proposed Project site would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

3.10.2 Mitigation

No mitigation is required.

3.10.3 Level of Significance after Mitigation

Not applicable.

3.11 Hydrology and Water Quality

3.11.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
c.i.) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.iii.) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Less than Significant Impact. Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required when there is a soil disturbance of more than one acre. The proposed Project will be required to comply with all rules, regulations, and procedures of the NPDES permit for municipal, construction, and industrial activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (State of California Colorado River Basin Regional Water Quality Control Board; 2022).

The Project will also be required to comply with the State’s most current Construction General Permit (CGP) Order 2009-0009-DWQ. The CGP requires the development of a Storm Water Pollution Prevention Plan (SWPPP), which is designed to help prevent potential adverse effects to surface water quality that would occur during the construction of the proposed Project.

The Project will be required to comply with South Coast Air Quality Management (SCAQMD) Rules 403 and 403.1. Rule 403 requires the implementation of best available dust control measures during active operations that are capable of generating fugitive dust. Rule 403.1 applies only to fugitive dust sources that occur in the Coachella Valley and requires reducing fugitive dust and PM10 emissions from made-made sources in the Coachella Valley and requires reducing fugitive dust and PM10 emissions from made-

made sources in the Coachella Valley. Although these rules are intended to protect air quality, they also protect water quality by preventing sediment track out and erosion.

A Water Quality Management Plan (WQMP) was prepared for the site to determine how to address pollutants of concern that may be generated at the Project site (see Appendix F, Preliminary Water Quality Management Plan; 2022). The proposed Project will be required to collect and store 100% of the runoff generated during the 100-year storm event on-site per City of Coachella drainage standards.

Therefore, the proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

- b. Less than Significant Impact.** The Project will be served with potable water by Coachella Water Authority (Coachella Valley Water District, accessed October 3, 2022). Based on the size of the project which of 111 units with 81 of the 111 units having attached ADU, the project will not have a substantial impact on water demand. The Preliminary Water Quality Management Report (The Altum Group, 2023) addresses the addition of the ADU's. The ADU's do not change the conclusion of the report. Therefore, the Project would not substantially deplete groundwater supplies and the Project's impact to groundwater supplies would be less than significant. An information request for the proposed Project impacts was sent to the Coachella Water Authority on October 17, 2022 but no response was received as of November 1, 2022.

Development of the Project would increase impervious surface coverage on the property, which would reduce the amount of water percolating down into the underground aquifer that underlies the Project site and a majority of the City. Water captured by the proposed Project's underground detention system and landscaped areas would have the opportunity to percolate into the ground. Therefore, buildout of the Project would not interfere substantially with groundwater recharge. Impacts would be less than significant.

- c-i. Less than Significant Impact.** Construction of the Project would require mass grading of the entire property to construct residential homes, which would change the site's existing ground contours and alter the existing drainage patterns interior to the Project site. Although the Project would alter the subject property's internal drainage patterns, such changes would not result in substantial erosion or siltation on or off site. Under post-development conditions, a majority of the site would be covered with impervious surfaces and the number of exposed soils on the Project site would be minimal.

The Project would construct an integrated storm drain system on-site with retention basins to minimize the number of water-borne pollutants carried from the Project site. The implementation of the retention basins and other design features will allow for control of any existing erosion or siltation that is attributed to the undeveloped site. Accordingly, the Project would not result in substantial erosion or siltation onsite or offsite. Impacts would be less than significant.

- c-ii. Less than Significant Impact.** As described in Section 3.10.3(c)(i), above, implementation of the Project would alter the site's existing drainage patterns but would not substantially alter the drainage pattern of the local area.

The City of Coachella General Plan 2035 requires that all new developments in areas susceptible to flooding incorporate measures to minimize or eliminate flood hazards (City of Coachella General Plan 2035, 2015). Under the developed condition, the Project will be designed to receive and store runoff tributary to the

Van Buren half street frontage on-site. Storm drains runoff generated on-site will also be stored in a surface retention basin sized to collect and store the volume generated during the 100-year design storm per City of Coachella drainage ordinance requirements (The Altum Group, 2022).

Accordingly, implementation of the Project would not substantially increase the rate or amount of surface water runoff discharged from the site in a manner that would result in flooding on or offsite. Impacts would be less than significant.

- c-iii. Less than Significant Impact.** As previously stated, the Project's retention basins would be sized and designed to accommodate all of the site's runoff generated during a 100 year storm event (The Altum Group, 2022). Accordingly, the Project would not create or contribute runoff which would exceed the capacity of any existing or planned storm water drainage system and impacts would be less than significant.

As discussed under Section 3.10.3(a), the proposed Project would be required to comply with the Project's WQMP Appendix F (Preliminary Water Quality Management Plan; 2022), which identify required Best Management Practices (BMPs) to be incorporated into the Project to ensure that near-term construction activities and long-term post-development activities of the proposed Project would not result in substantial amounts of polluted runoff. Therefore, with mandatory compliance with the Project's WQMP, the proposed Project would not create or contribute substantial additional sources of polluted runoff. Impacts would be less than significant.

- c-iv. Less than Significant Impact.** The Project site is not located in an area identified as a flood plain zone by Federal Emergency Management Agency (FEMA), the California Department of Water Resources (DWR), or the Riverside County Flood Control and Water Conservation District (RCFC) (Riverside County Flood Control, n.d.). The closest floodplain area to the site is the Whitewater River, which is approximately 2 miles northeast of the Project site at its closest point (Riverside County Information Technology, 2022). Because the Project site is not within or close to a floodplain zone, the proposed Project would not impede or redirect flood flows. Impacts would be less than significant.
- d. No Impact.** The Project site is not located in an area identified as a flood plain zone by Federal Emergency Management Agency (FEMA), the California Department of Water Resources (DWR), or the Riverside County Flood Control and Water Conservation District (RCFC) (Riverside County Flood Control, n.d.). Furthermore, the Project site is not located within the vicinity of any other significant bodies of water (Riverside County Information Technology, 2022). Due to the Project site location being far away from the ocean and far away from any lakes or dams, there is no possibility of dam failure, tsunami or seiche. Therefore, there would be no impact.
- e. Less than Significant Impact.** The Project would adhere to all applicable water quality standards and would implement a Project specific WQMP approved by the City and the Regional Water Quality Control Board for both construction and operational activities. The WQMP incorporates design features that would prevent the Project from conflicting with or obstruct implementation of a water quality control plan or sustainable groundwater management plan (The Altum Group, 2022). Therefore, impacts would be less than significant.

3.11.2 Mitigation

No mitigation is required.

3.11.3 Level of Significance after Mitigation

Not applicable.

3.12 Land Use and Planning

3.12.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
LAND USE AND PLANNING – Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. **No Impact.** Under existing conditions, the Project site is vacant and is bordered by vacant, undeveloped land to the west and south, a roadway to the east (Van Buren Street), and an elementary school (Coral Mountain Academy) to the north. Development of the Project would not physically disrupt or divide the arrangement of an established community. No impact would occur.

b. **Less Than Significant Impact.** The development of the Project would consist of 111 single-family homes with 81 of the 111 units to have single family homes with attached ADU’s and associated site improvements on a 19.2-acre property. Each lot would have a minimum size of 4,500 square feet which is beyond the minimum standard of 2,500 square feet required for single-family zoning in Coachella (City of Coachella, 2022). The proposed density would be 10 dwelling units per acre.

Since the Project would have a development density of 10 dwelling units per acre, Per the City’s General Plan, the land use, Regional Retail District, is intended to have larger lots, larger yards, larger setbacks, and more landscaping (City of Coachella General Plan Update 2035, 2015). The proposed Project would not conflict with the underlying General Plan land use designation or zoning.

3.11.2 Mitigation

No mitigation is required.

3.11.3 Level of Significance after Mitigation

Not applicable.

3 Technical Issue Analysis

3.13 Mineral Resources

Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MINERAL RESOURCES – Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b. No Impact. According to the City General Plan Environmental Impact Report Figure 4.5-9, Mineral Resources, the Project site is located in an Mineral Resource Zone one (MRZ-1 zone), which indicates it is located in an area where there is little likelihood for presence of significant mineral resources (City of Coachella Updated 2035 General Plan Final Environmental Impact Report, 2014). The Project site is currently zoned Residential Single Family (R-S) per the City’s Official Zoning Map, which does not allow for mineral production (City of Coachella, 2022). Therefore, there would be no impact.

3.13.1 Mitigation

No mitigation is required.

3.13.2 Level of Significance after Mitigation

Not applicable.

3.14 Noise

3.14.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE – Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fundamentals of Noise

Sound, Noise and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic, or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

Sound Pressure Levels and Decibels

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square inch meter (N/m²), also called micro-Pascal (μPa). One μPa is approximately one hundred billionths (0.0000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibel (dB).

Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds of equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

Human Response to Changes in Noise Levels

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway) would result in a barely perceptible change in sound level.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

Sound Propagation

As sound propagates from a source it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source. Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity and turbulence can further impact how far sound can travel.

Ground-Borne Vibration Fundamentals*Vibration Descriptors*

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves. Several different methods are used to quantify vibration amplitude.

PPV – Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.

RMS – Known as root mean squared (RMS) can be used to denote vibration amplitude

VdB – A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

Vibration Perception

There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation. As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

Noise modelling procedures and assumptions for the proposed Project are include in Appendix G, Encanto Residential – Noise, Noise Impact Study, MD Acoustics LLC.

- a. Less than Significant Impact with Mitigation Incorporated.** Due to Project Generated traffic, a worst-case project generated traffic noise level was modeled utilizing the Federal Highway Administration (FHWA) Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at 90 and 100 feet from the centerline of Van Buren Street to estimate the noise level at on-site and off-site receivers across that street. The trip generation for the Encanto residential project is 1,449 average daily trips. The modeling is theoretical and considers two situations: with and without the existing barriers. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. In addition, the noise contours for 60, 65, and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase in traffic from the operation of the proposed project on the nearby roadways were calculated for the following scenarios:

Existing Year (without Project): This scenario refers to the year 2023 traffic noise conditions.

Cumulative Year (Plus Project): This scenario refers to the year 2025 + project + cumulative traffic noise conditions.

Table 1 compares the without and with project scenarios and shows the change in traffic noise levels as a result of the proposed project. It takes a change of 3 dB or more to hear a perceptible difference. As demonstrated in Table 1 the project is anticipated to generate a small change in the noise CNEL level. The change in noise level is less than significant as 1 dBA noise increase is the maximum change projected. Additionally, the traffic noise levels are below the normally acceptable limits given by Figure 10-1 from the General Plan Noise Element. No further mitigation is required.

Noise Impacts to On-Site Receptors Due to Traffic

Traffic noise from the local roadway network was evaluated and compared to the City’s noise compatibility matrix. Per the City of Coachella’s General Plan Land Use Compatibility (City of Coachella; 2014), single-family residential is conditionally acceptable up to 65 dBA CNEL. As shown in Table 1, the Cumulative Plus Project traffic noise contour projections estimate that the 70 dBA CNEL will reach up to 24 feet from the centerline of the Van Buren Street. On-Site residential structures are located approximately 110 feet away from the Van Buren Street centerline. The distance from the roadway centerline falls within the 65 to 60 dBA CNEL contour and corresponds to the normally acceptable region for single-family residential (per land use compatibility matrix).

To further attenuate exterior noise impacting sensitive receivers, a 6-foot solid wall is proposed on the northern property line. Said wall will help to reduce the noise from the roadway. Additionally, to mitigate exterior to interior noise levels, the proposed Project shall implement noise control solutions to mitigate interior noise levels down to 45 dBA CNEL which requires a noise reduction of at least 20 dBA or more for the first and second floor units located on the first row facing Van Buren Street (see Mitigation Measure (MM) NOI-1).

Table 9 Existing Scenario - Noise Levels Along Roadways (dBA CNEL)

Opening Year Without Project Exterior Noise Levels						
Roadway	Segment	CNEL at receiver ¹ (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Van Buren St	Frida Way to 52 nd Ave	62.5	20	62	196	621
Van Buren St	Frida Way to 51 st Ave	59.8	9	27	86	270

Opening Year with Project Exterior Noise Levels						
Roadway	Segment	CNEL at receiver ¹ (dBA)	Distance to Contour (Ft)			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Van Buren St	Frida Way to 52 nd Ave	63.4	24	76	239	757
Van Buren St	Frida Way to 51 st Ave	60.5	10	32	100	316

Change in Existing Noise Levels as a Result of Project					
Roadway	Segment	CNEL at receiver dBA ^{2,3}			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Van Buren St	Frida Way to 52 nd Ave	62.5	63.4	0.9	No

3 Technical Issue Analysis

Van Buren St	Frida Way to 51 nd Ave	59.8	60.5	0.7	No
--------------	-----------------------------------	------	------	-----	----

Notes:

¹ On-site receiver at 110 feet from roadway centerline. Off-site receiver 90 feet from roadway centerline.

² Exterior noise levels calculated at 5 feet above ground level.

³ Noise levels calculated from centerline of subject roadway.

Transportation noise impacts would be considered significant if the existing plus project levels are expected to increase by more than 3 dB. Compared to existing traffic noise levels, future traffic volumes are expected to increase 0.9 dBA CNEL at existing land uses. The impact is therefore less than significant.

Stationary noise impacts would be considered significant if they result in exceedances of Section 7.04.030 of the City’s Municipal Code. Implementation of the proposed project would result in stationary noise related to HVAC units. All equipment is required to meet the stationary noise limits of 55 dBA at the adjacent sensitive receptors.

Operational noise levels are expected to be below the ambient and reach 30 to 33 dBA Leq at the nearest receptors. These noise levels do not exceed the City’s noise standard. Therefore, the impact would be less than significant.

Construction noise will be significant if construction activities occur outside of the permitted construction hours specified in Section 7.04.070 of the City’s Municipal Code. Noise due to construction will result in short-term noise impacts associated with construction activities. The grading phase of on-site construction activities will generate the highest temporary noise levels. The loudest construction equipment on the site will be tractors, graders, scrapers, and dozers. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings. The maximum Leq level for the loudest phase of construction is expected to be 63 dBA Leq and 67 dBA Lmax at the nearest existing adjacent educational building.

With implementation of MM NOI-1, impacts would be reduced to less than significant.

- b. **Less than Significant Impact.** Construction vibration will be significant if vibration exceeds levels that would result in structural damage to existing buildings. Construction activity is not anticipated to occur within 600 feet of sensitive receptors. At a distance of 600 feet, the nearest educational building to the project property line, a large bulldozer would yield a worst-case 0.003 PPV (in/sec) which is below the threshold of any risk of damage. The project may result in temporary daytime residential annoyance. Construction activity is not expected to fall within the limits of structural damage, and therefore, the impact is less than significant.
- c. **No Impact.** The nearest airport to the project site is the Jacqueline Cochran Regional Airport. The Jacqueline Cochran Airport is approximately 3.5 miles to the southeast of the project. The project would be located outside the noise contours of Jacqueline Cochran Airport. Therefore, no substantial noise exposure from airport noise would occur and it would have no impact.

3.14.2 Mitigation

NOI-1 The proposed Project shall achieve a minimum of 20 dBA noise reduction in the residential building shell design to meet the City’s 45 dBA CNEL interior residential requirement.

3.14.3 Level of Significance after Mitigation

Less than significant.

3.15 Population and Housing

3.15.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
POPULATION AND HOUSING – Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. **Less than Significant Impact.** The population of the city of Coachella is expected to grow from 76,500 in 2020 to 105,220 in 2025, a 38% increase of 28,720 people (City of Coachella, accessed October 4, 2022). The Project would develop the subject property with 111 single family homes with 81 of the 111 units to have single family homes with attached ADU’s. Based on the city’s average household size of 2.61 persons (United States Census Bureau, 2021), the proposed Project would increase the city’s total population by approximately 290-310 residents. This only leads to a negligible increase in population and is consistent with current population growth projections. Furthermore, the Project will be accessible via existing roads and infrastructure. No roads or infrastructure would need to be extended to serve the Project. Since the anticipated increase in population based on the proposed residences would be negligible (and within current population growth projections), induced population growth would not be substantial. Therefore, the impacts would be less than significant.
- b. **No Impact.** The future development of 111 single-family residences with 81 of the 11 units to have single family homes with attached ADU’s will take place on one vacant parcel. No existing structures or housing will be eliminated as a result of the Project and is not expected to displace any current residents. Instead, the Project will accommodate housing that is needed by the growing population. Therefore, there would be no impacts relating to the displacement of people or housing.

3.15.2 Mitigation

No mitigation is required.

3.15.3 Level of Significance after Mitigation

Not applicable.

3.16 Public Services

3.16.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
PUBLIC SERVICES				
a) Would the Project 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 any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-i. Less than Significant Impact. The Coachella Fire Department would provide fire protection services to the Project site. The Coachella Fire Department Fire Station (#79) is located at 1377 Sixth Street, approximately one and a half (1.5) miles northeast of the Project site. Correspondence with Fire Captain Rodriguez stated that Fire Station 79 operates with six (6) personnel total, including a crew of three (3) fire-fighters who are on site at all times (Fire Captain J. Rodriguez; July 2023.). Per the City of Coachella Development Impact Fees Annual Report 2021, the City of Coachella requires a fee of \$1,750.03 per single-family unit development paid by project applicants to provide funding for fire protection and medical services facilities and equipment from expected community growth (City of Coachella Development Impact Fees Annual Report 2021; 2021). Since the proposed Project would be required to pay these fees and will feature fire safety and fire suppression activities including but not limited to, fire sprinklers, a fire hydrant system, paved access, and because the Coachella Fire Department will review and approve Project plans to ensure all applicable fire standards and regulations are met, impacts would be less than significant.

a-ii. Less than Significant Impact. The Coachella Police Department provides police protection services to the Project site and surrounding area. The Department is located at 86625 Airport Boulevard, approximately three and a half (3.5) miles southeast of the Project site. An information request for additional personnel and service area information was filed with Riverside County on October 11, 2022. A response was received on October 13, 2022, stating that the City of Coachella has approximately 30 sworn officers and

3 Technical Issue Analysis

approximately seven additional staff for a total of approximately 37 positions (Riverside County Sheriff's Department Public Records Center; 2022). Further, as part of final project approvals, the Coachella Police Department will review and approve Project plans to ensure all applicable police standards and regulations are met. In addition, per the City of Coachella Development Impact Fees Annual Report 2021, the City of Coachella requires a fee of \$306.54 per single-family unit development paid by project applicants to provide funding for police facilities and service equipment for increased police needs from expected community growth (City of Coachella Development Impact Fees Annual Report; 2021). Therefore, impacts associated with police protection services would be less than significant.

a-iii. Less than Significant Impact. The Project site is located within the jurisdiction of the Coachella Valley Unified School District (CVUSD) which currently enrolls approximately 17,000 students and operates 14 elementary schools, four (4) middle schools, and four (4) high schools (Coachella Valley Unified School District, accessed October 4, 2022).

The closest schools to the Project site are:

- Coral Mountain Academy, adjacent to the northern border of the Project site at 51375 Van Buren Street, Coachella, CA.
- Desert Leaders Charter School, approximately one (1) mile northwest of the Project site at 50100 Jackson St, Indio, CA.
- Peter Pendleton Elementary School, approximately one (1) mile southeast of Project site at 51375 Van Buren Street, Coachella, CA.
- NOVA Academy Early College High School – Coachella, approximately one (1) mile southeast of the Project site at 52780 Frederick St, Coachella, CA.

The Project would develop the subject property with 111 single family homes with 81 of the 111 units to have single family homes with attached ADU's. Based on the city of Coachella's average household size of 2.61 persons per household (United States Census Bureau, 2021), the Project can reasonably be expected to increase neighborhood population by approximately 290-310 residents. The City of Coachella's current population is around 40,000, the city projects an increase to 155,000 by 2035, including the land within its sphere of influence area, the city accommodate over 250,000 people (City of Coachella General Plan Update 2035; 2015). The population in the southeastern Coachella Valley is expected to increase to between 300,000 and 500,000 people within a generation or two (City of Coachella General Plan Update 2035; 2015). The development will only increase the population by 290-310 people, the city does have capacity per the city's general plan.

Additionally, the proposed Project is required to pay the State-mandated school impact fees, which would assist in mitigating impacts to schools. Therefore, the impacts would be less than significant.

a-iv. Less than Significant Impact. The closest parks to the project site are Bagdouma Park, which is approximately one (1) mile east, Tot Park, which is approximately one (1) mile southeast, and De Oro Park, which is approximately one (1) mile northeast (Riverside County Information Technology, 2022). As discussed in section 2.14.1(a), the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents.

Additionally, the Project will be required to pay a development impact fee pursuant to the City's Municipal Code Chapter 4.45 (City of Coachella, 2022), which will accommodate the development of new parks and recreation facilities within the city. The proposed Project will also be required to dedicate land or pay fees

3 Technical Issue Analysis

for park and recreation purposes pursuant to the Quimby Act, which requires that three acres of land for each 1,000 persons residing within a subdivision shall be devoted to neighborhood and community park and recreational facilities (City of Coachella Code of Ordinances Section 16.36.060; 2022). Therefore, impacts to parks would be less than significant.

A-v. Less than Significant Impact. As discussed in section 2.14.1(a), the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents, which is a negligible increase compared to the City of Coachella’s projected growth rate of 28,720 people by the City’s buildout year of 2025. Therefore, relative to the city’s projected population growth, the Project’s impact on public facilities, fire, police, schools, parks, libraries would be less than significant.

Additionally, as discussed in section 2.15.1a(iv), the Project would be required to pay a development impact fee pursuant to the City’s Municipal Code Chapter 4.45, which will accommodate the need for public facilities, Police , fire, schools, parks, and library facilities (City of Coachella, 2022). Therefore, implementation of the Project would not adversely affect other public facilities or require the construction of new or modified public facilities. Impacts would be less than significant.

3.16.2 Mitigation

No mitigation is required.

3.16.3 Level of Significance after Mitigation

Not applicable.

3.17 Recreation

3.17.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
RECREATION				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-b. Less than Significant Impact. The city of Coachella is located within the Coachella Valley Recreation and Park District (CVRPD), which provides park and recreation services for the city. The City of Coachella oversees several recreation facilities, which include the Coachella Valley Boxing Club, Jack Delgado Karate Club, and Eleanor Shadowen Senior Citizen Center. Currently, there are no regional parks, recreational

3 Technical Issue Analysis

trails or bike trails located within the City. The City of Coachella maintains 47 acres of parkland spread across seven different parks; Bagdouma Park Community Park 34 acres, Rancho Las Flores Community Park 12 acres, Dateland Park Neighborhood Park five (5) acres, De Oro Park Neighborhood Park four (4) acres, Sierra Vista Park Neighborhood two (2) acres, Shady Lane Park Neighborhood Park one (1), Ya’ We’ Vichem Park Pocket Park zero point six (0.6) acre, Ave 53 Tot Lot Pocket Park zero point twenty-one (0.21) (City of Coachella General Plan Update 2035; 2015).

The closest parks to the Project site are Bagdouma Park, which is approximately one (1) mile to the east, Tot Park, which is approximately one (1) mile southeast, and De Oro Park, which is approximately one(1) mile northeast (Riverside County Information Technology, 2022). As discussed in section 2.14.1(a) the proposed Project can reasonably be expected to increase local population by approximately 290-310 residents, which is a small increase compared to the City of Coachella’s projected growth rate of 28,720 people by 2025.

Additionally, as discussed in section 2.15.1a(iv), the Project would be required to pay a development impact fee pursuant to the City’s Municipal Code Chapter 4.45 (City of Coachella, 2022), which will accommodate the need for public facilities, including parks and recreational facilities. Therefore, the impacts would be less than significant.

3.17.2 Mitigation

No mitigation is required.

3.17.3 Level of Significance after Mitigation

Not applicable.

3.18 Transportation

3.18.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRANSPORTATION – Would the Project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. **Less than Significant Impact.** A Traffic Analysis (TA) as well as a a Vehicle Miles Travelled (VMT) Memorandum, were completed by General Technologies and Solutions (GTS) in august 2022 and September 2023, respectively (Appendix). GTS evaluated the potential traffic deficiencies related to the Project in conformance with the analysis requirements per the County of Riverside Transportation Analysis Guidelines for Level of Service (LOS) and Vehicle Miles Traveled (VMT) for the purposes of compliance with the City of Coachella General Plan.

On December 28, 2018, the California Office of Administrative Law cleared the revised CEQA Guidelines and removed analysis of vehicle delay and level of service from consideration under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on a project's analysis of vehicle miles traveled (VMT). Since the City has yet to adopt Senate Bill 743 (SB 743) guidelines the VMT analysis for the proposed Project was based upon the methodology and significant threshold criteria identified in the County of Riverside Transportation Analysis (TA) Guidelines for Level of Service (LOS) and Vehicle Miles Traveled, December 2020 (Guidelines).

The Project will not conflict with any program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities (Appendix H), Therefore, impacts would be less than significant.

- b. **Less than Significant Impact.** The City of Coachella has yet to adopt Senate Bill 743 (SB 743) guidelines (General Technologies & Solutions, 2022) and so based on the guidance from the City, the VMT analysis was based upon the methodology and significant threshold criteria identified in the County of Riverside Transportation Analysis (TA) Guidelines for Level of Service (LOS) and Vehicle Miles Traveled, December 2020 (County of Riverside Transportation Department, 2020).

The City's project screening criteria, which provide screening criteria for small scale projects, was reviewed for the Project. The County of Riverside TA Guidelines for LOS provide screening criteria for small Projects (County of Riverside Transportation Department, 2020). The guidelines include project screening criteria which were reviewed for traffic related evaluation of the proposed Project. Given the Project is a single-family development, the screening criteria allows for developments with 110 single family dwelling units or less to be screened out from conducting a detailed VMT analysis. Since the proposed Project includes 111 single family and 81 accessory dwelling units, this Project does not qualify for VMT screening under this or any of other established screening criteria. Therefore, a full VMT analysis was conducted using RIVCOM3.51 as recommended in the guidelines. The residential VMT is computed by combining the production VMT for all the Home-Based trip purposes. According to the Guidelines, the Project will constitute a significant impact if the Project residential VMT per capita is higher than the Riverside Countywide residential VMT per capita.

Both baseline (2018) and horizon year (2045) model runs were used to estimate Project's VMT impacts. RIVCOM3 socioeconomic databases for the scenarios were updated with the Project land use to calculate Project VMT. Typically, Project VMT is calculated by isolating the Project in a new TAZ or multiple TAZs depending on the diversity of Project land uses and Project size. RIVCOM3 does not allow addition of new TAZs or TAZ splits, however it includes some empty zones. One of the empty TAZ was borrowed for this Project. Project TAZ was utilized to calculate Project specific VMT per capita.

No Project specific network modifications were conducted for the model scenarios. Full model runs with all feedback loops were conducted for all of the Project scenarios.

As indicated before, the Project residential VMT per capita was compared with Riverside Countywide residential VMT per capita for Project evaluation. The Riverside Countywide residential VMT per capita was estimated using “No Project” RIVCOM3 runs conducted by GTS. VMT metrics for the threshold and Project were developed using consistent methodology.

Table 10 Project VMT analysis

	Encanto (Project)*	Riverside County (County)**
Total Population	768	2,358,439
Total Employment	-	759,857
Homebased Production (HBP) VMT	9,357	43,061,412
HBP VMT per capita	12.2	18.3
2045	Encanto (Project)*	Riverside County (County)**
Total Population	768	3,424,454
Total Employment	-	1,116,025
Homebased Production (HBP) VMT	8,777	63,976,131
HBP VMT per capita	11.4	18.7

**Estimated using RIVCOM3 “with Project” model runs*

*** Estimated using GTS No Project RIVCOM3 model runs*

Based on the VMT analysis as shown in the above Table 1, the Project would not result in significant Increases in VMT. Therefore, the impacts would be less than significant.

c-d. Less than Significant Impact. Access to the Project site will be provided via one (1) full access driveway and one (1) emergency access only driveway along Van Buren Street. A loop road is proposed in the interior of the site to provide access to and from all of the proposed residential units. No sharp curves or dangerous roadway design features are being proposed for circulation on the site. Emergency access will be finalized and designed to the satisfaction of the City and County Fire Marshalls. Additionally, the Riverside County Fire Department, City Fire Services, and the City Police Department will review the proposed site plan to ensure that all safety design features and measures related to emergency access and geometric design are compliant with existing standards prior to final Project approval; therefore, with implementation of the on-site roadway and site access improvements listed above, the Project would not create hazards due to a geometric design and would not result in inadequate emergency access. Therefore, Project impacts would be less than significant.

3.18.2 Mitigation

No mitigation is required.

3.18.3 Level of Significance after Mitigation

Not applicable.

3.19 Tribal Cultural Resources

3.19.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES – Would the Project:				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a.i – ii Less than Significant Impact with Mitigation Incorporated. The Project area is a vacant, flat parcel within a mostly agricultural portion of the Coachella Valley (Figure 5-1).

Noted disturbances on the site include what appear to be decades of dumping (e.g., dirt piles, construction material, modern refuse), former agricultural infrastructure, and evidence of abandoned homeless encampments. The agricultural infrastructure includes concrete standpipes and fragments, and plastic lines that are scattered throughout the property and likely date to the 1980s and 1990s. Additionally, a small hill in the northeast corner of the property was observed. The hill appears to be a large push pile from working or clearing the parcel. As a result of these activities, the upper 1.5-2.0 ft of the ground surface across the Project site is likely disturbed.

No archaeological or built-environment resources were identified in the Project area during the Paleontological Resources Assessment conducted by Paleo West.

PaleoWest contacted the Native American Heritage Commission (NAHC) on February 25, 2022 for a review of the Sacred Lands File (SLF) (Appendix E, Paleontological Resource Assessment; 2022). The objective of

3 Technical Issue Analysis

the SLF search was to determine if the NAHC had any knowledge of Native American cultural resources (e.g., traditional use or gathering area, place of religious or sacred activity, etc.) within the immediate vicinity of the Project area. The NAHC responded on April 14, 2022, stating that the SLF was completed with negative results. However, the NAHC suggested that 18 individuals representing 12 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project (See Appendix E Paleontological Records Search Results, Paleontological Resource Assessment; 2022). PaleoWest sent outreach letters on behalf of the City of Coachella to the 12 recommended tribal groups on April 15, 2022.

To date three (3) responses have been received by the City of Coachella. The tribes pointed out that the Project area is part of the Desert Cahuilla cultural land use area and within the prehistoric Desert Cahuilla settlement pattern. The tribal coordination revealed that there are several cultural village sites located in the general Project vicinity that indicate that the area may be sensitive for cultural resources.

As a result of the cultural resource records search and survey conducted by PaleoWest, no archaeological or historic period built-environment resources were identified in the Project area. However, geological and geomorphic information indicates that the Project area has the potential to contain significant buried archaeological remains. As such, the Project area appears to be moderately sensitive for buried cultural resources. Therefore, it is recommended that an archaeological monitor be retained to observe ground-disturbing activities during the initial phases of construction.

With the incorporation of mitigation measures (MM) CU-1, CUL-2 and TRI-1, the proposed Project would have a less than significant impact to tribal cultural resources.

3.19.2 Mitigation

TRI-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. If the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), then monitoring shall be reduced or eliminated.

3.19.3 Level of Significance after Mitigation

With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be less than significant.

3.20 Utilities and Services

Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a-e. Less than Significant Impact.

Domestic Water

As discussed in section 2.10.1(b), the proposed Project will be served with potable water by Coachella Water Authority (CWA) (Coachella Valley Water District, accessed October 3, 2022). The City estimates a population growth of 116,377 by 2035, bringing the per capita water use to 200, total water use per day 23.28, total annual water use 8,496, this is a 27.8% increase; however the CWA is prepared for the increase in population and demand and has the current capacity to handle new development (2015 Urban Water Management Plan Final; 2016). The current demand for domestic water serves 55,783 people, per capita water use 200, total water use per day 11.16, total annual water use 4,072 (2015 Urban Water Management Plan Final; 2016). Based on the size of the proposed Project which would consist of 111 dwelling units with 81 of the 111 units to have single family homes with attached ADU's the Project will not have a substantial impact on water demand considering the city's projected growth of 116,377 people by 2035. Therefore, the Project would not substantially deplete groundwater supplies and the Project's impact to groundwater supplies would be less than significant.

Additionally, the Project will be required to implement all water conservation measures imposed by the CVWD under normal as well as drought conditions over the life of the Project. These include requirements of Executive Order B-29-15, mandating reductions in water use by 36% in the Coachella Valley. The Project will tie into existing domestic water lines. No new wells or additional water infrastructure or entitlements will be required. Therefore, the Project would have a less than significant impact and no mitigation is required.

Wastewater

Wastewater generated from the Project site would be treated through the Coachella Sanitation District (CSD). The Project would generate a minimal increase in wastewater and since the WWTP currently treats approximately 2.9 million gallons of wastewater per day, the Project would not result in a significant impact (City of Coachella General Plan Update 2035, 2015).

The Project will tie into existing sanitary sewer lines, and wastewater will be transported to Coachella's Wastewater Treatment Plant (WWTP). The WWTP implements all applicable requirements of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. Therefore, the Project would have a less than significant impact and no mitigation is required.

Stormwater

The City requires on-site detention and/or retention basins for all new developments to manage surface water flows and reduce runoff from sources such as stormwater and landscape irrigation. The Project complies with this requirement by including on-site retention basins to ensure stormwater is retained on-site. Additional measures to address onsite stormwater management are described in Section 3.10, Hydrology and Water Quality. Project related impacts to stormwater management systems are expected to be less-than-significant. Therefore, the Project would have a less than significant impact and no mitigation is required.

Solid Waste

Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be collected by Burrtec Waste Industries and disposed at the Coachella Valley Transfer Station, which currently receives an average of 328 tons of waste per day and has a capacity of 1,100 tons of waste per day. Fees for solid waste removal would be paid by individual households residing at the proposed Project site.

Construction Impact Analysis

Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (297,800 square feet of new single-family houses) and the United States Environmental Protection Agency's (U.S. EPA) construction waste generation factor of 4.39 pounds per square foot for residential uses, approximately 653.67 tons of waste is expected to be generated during the Project's construction phase. CalGreen requires that a minimum of 65% of all construction waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies); therefore, the Project is estimated to generate a total of approximately 228.79 tons of solid waste requiring landfill disposal during Project construction.

Non-recyclable construction waste generated by the Project would be disposed of at the Coachella Valley Transfer Station. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the Coachella Valley Transfer Station is not expected to reach its total maximum permitted disposal

3 Technical Issue Analysis

capacities during the Project’s construction period. The Coachella Valley Transfer Station has sufficient daily capacity to accept solid waste generated by the Project’s construction phase; therefore, impacts to landfill capacity associated with the Project’s near-term construction activities would be less than significant.

Operational Impact Analysis

Based on a daily waste generation factor of 12.23 pounds of waste per household per day obtained from CalRecycle, (2022) long-term, on-going operation of the Project would generate approximately 0.7 tons of solid waste per day. Pursuant to AB 939, at least 50 percent of the Project’s solid waste is required to be diverted from landfills; therefore, the Project would generate a maximum of 0.35 tons of solid waste per day requiring landfilling.

Non-recyclable solid waste generated during long-term operation of the Project would be disposed of at the Coachella Valley Transfer Station. As described above, the landfills that serve the city receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project’s operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project’s long-term operational activities would be less than significant.

3.20.1 Mitigation

No mitigation is required.

3.20.2 Level of Significance after Mitigation

Not applicable.

3.21 Wildfire

3.21.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

a-d. No Impact. A State Responsibility Area (SRA) is the area in the state where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires (California Fire Prevention Fee; 2022). Local Responsibility Areas (LRA) are incorporated cities, urban regions, agriculture lands, and portions of the desert where the local government is responsible for wildfire protection. Fire protection in LRAs is typically provided by city fire departments, fire protection districts, counties, and by California Fire (CAL FIRE) (Office of the State Fire Marshall; 2022). Classification of a wildland zone as Moderate, High or Very High fire hazard is made by the California Department of Forestry and Fire Protection (CAL Fire) and is based on the average hazard across the area included in the zone, which have a minimum size of 200 acres (Office of the State Fire Marshall; 2022).

The Project site is not located in or near a State Responsibility Area (SRA) or within a high, moderate, or Very High Fire Hazard Severity zone (VHFHS) (Office of the Sate Fire Marshall; 2022). Therefore, the Project would not exacerbate wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires. No Impact

3.21.2 Mitigation

No mitigation is required.

3.21.3 Level of Significance after Mitigation

Not applicable.

3.22 Mandatory Findings of Significance

3.22.1 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3 Technical Issue Analysis

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. **Less than Significant with Mitigation Incorporated.** All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Impacts to biological resources are discussed in Section 2.4. Compliance with applicable rules and regulations as well as implementation of the mitigation measures AIR-1, BIO-1, CUL-1, CUL-2, GEO-1 to GEO-4, and NOI-1, which are outlined in the following section, would reduce potential impacts to less than significant.
- b. **Less than Significant with Mitigation Incorporated.** No known planned or pending projects are located in the immediate site vicinity that would substantially contribute to any additive effects in conjunction with the project. With adherence to all mitigation measures, the proposed Project’s contribution to cumulative impacts with respect to such issues as aesthetics, air quality, GHG emissions, water quality, population growth, public services, and noise would not be substantial due to the project size, location, and design. Therefore, the proposed Project would not contribute to cumulative impacts related to any of the issues areas. Impacts would be reduced to less than significant levels with mitigation incorporated.
- c. **Less than Significant with Mitigation Incorporated.** As detailed in the preceding sections of this ISMND, the proposed Project has the potential to result in impacts to Cultural and Paleontological Resources, Air Quality, and Noise levels. Compliance with applicable rules and regulations as well as implementation of the mitigation measures AIR-1, CUL-1, CUL-2, NOI-1, and TRI-1, would reduce potential impacts on human beings. Impacts would be reduced to less than significant levels with mitigation incorporated.

3.22.2 Mitigation

AIR-1 Paint used for indoor architectural coatings for the project shall have a maximum of 40 grams per liter of VOCs.

3 Technical Issue Analysis

- BIO-1** In order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.
- CUL-1** A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to federal, State, and local guidelines. No further grading shall be permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.
- CUL-2** In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur, and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:
1. The County Coroner has been contacted and determined that no investigation to the cause of death is required; and,
 2. If the County Coroner determines that the remains are of Native American decent, the coroner shall notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.
- GEO-1** Prior to the start of the proposed Project activities, all field personnel shall receive a worker's environmental awareness training on paleontological resources. The training shall provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outline steps to follow if a fossil discovery is made and provide contact information for the Project Paleontologist. The training shall be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.
- GEO-2** Prior to the commencement of ground disturbing activities, a professional paleontologist shall be retained to prepare and implement a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for the proposed Project. The PRMMP shall describe the monitoring required during ground disturbing activities. Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. If the Project Paleontologist determines full-time monitoring is no longer warranted based on the geologic conditions at depth, they shall recommend that monitoring be reduced or cease entirely.
- GEO-3** In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project paleontologist shall complete the following:

3 Technical Issue Analysis

1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity shall be halted to allow the paleontological monitor, and/or Project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project paleontologist (or paleontological monitor) shall recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.
2. Fossil Preparation and Curation. The PRMMP shall identify the museum that has agreed to accept fossils that may be discovered during Project-related excavations. Upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens shall be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens shall be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation shall be assessed by the repository and shall be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

NOI-1 The proposed Project shall achieve a minimum of 20 dBA noise reduction in the residential building shell design to meet the City's 45 dBA CNEL interior residential requirement.

TRI-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the Project construction phase. If the qualified archaeologist determines that the construction activities have little or no potential to impact cultural resources (e.g., excavations are within previously disturbed, non-native soils, or within soil formation not expected to yield cultural resources deposits), then monitoring shall be reduced or eliminated.

3.22.3 Level of Significance after Mitigation

Less than significant.

Chapter 4 Report Preparers

Lead Agency

Gabriel Perez – Development Services Director
City of Coachella Development Services
Phone: (760) 398-3502

The Altum Group

Anna Choudhuri, Environmental Planning Manager
Rich Malacoff, AICP, Project Manager
Madeline Luke, Assistant Planner

Subconsultants

Earth Systems Pacific (Geotechnical)

Rocio Carrillo, PA, Project Engineer
Mark S. Spykerman, EG, Principal Engineering Geologist

ELMT Consulting (Biological Resources)

Travis J. McGill – Director

General Technologies and Solutions (Traffic)

Rawad Hani– Principal/ Project Manager

MD Acoustics, LLC. (Air Quality, Greenhouse Gas, Energy, and Noise)

Tyler Klassen, EIT – Clean Air Specialist

PaeloWest (Cultural Resources)

Roberta Thomas, M.A., RPA – Senior Archeologist
Michael Mirro, M.A., RPA – Senior Geoarchaeologist
Gena Granger, M.A., RPA - Associate Archeologist
Evan Mills, M.A., RPA – Associate Archeologist
Benjamin Scherzer, M.S. Senior Paleontologist

Chapter 5 References

Documents

Coachella, City of. 2022. 17.30.030 Property Development Standards. Development Services, City of Coachella, California. June 2, 2022.

City of Coachella. 2016. 2015 Urban Water Management Plan Final. Utilities Department Water Division; City of Coachella, California. July 27 2015.

County of Riverside . 2020. Guidelines for Level of Service (LOS) and Vehicle Miles Traveled; County of Riverside Transportation Department.

Earth Systems. 2022. Geotechnical Engineering Report 110 to 120 Residential Units 20 Acres in Coachella West of Van Buren Street and 675 Feet North of Avenue 52 Coachella, Riverside County, California. May 27, 2022.

ELMT Consulting. 2022. Biological Resources Assessment for the approximately 20-Acre Site Located within Assessor's Parcel Number 779-360-001 in the City of Coachella, Riverside County, California. Santa Ana, California. April 30, 2022.

General Technologies and Solutions. 2022. Memorandum Vehcile Miles Traveled (VMT) Analysis – Encanto Residential. Los Angeles, California. August 15, 2022.

Klassen, Tyler. MD Acoustics LLC. 2023. Encanto Residential Development Air Quallity, Greenhouse Gas, and Energy Impact Study. Simi Valley, California. September 9, 2023.

PaleoWest. 2022. Paleontological Resource Assessment for the Encanto Residential Development Project. Redlands California. May 11, 2022.

Transportation Federal Motor Carrier Safety Administration, United States Department of. 2022. National Hazardous Materials Route Registry by State. United States Department of Transportation, Washington D.C.; February 17, 2022.

Websites

California Department of Conservation. <https://www.conservation.ca.gov/dlrp/fmmp> (accessed October 2022).

California Department of Tax and Fee Administration. [Fire Prevention Fee Program – Information \(ca.gov\)](#). (accessed October 2022).

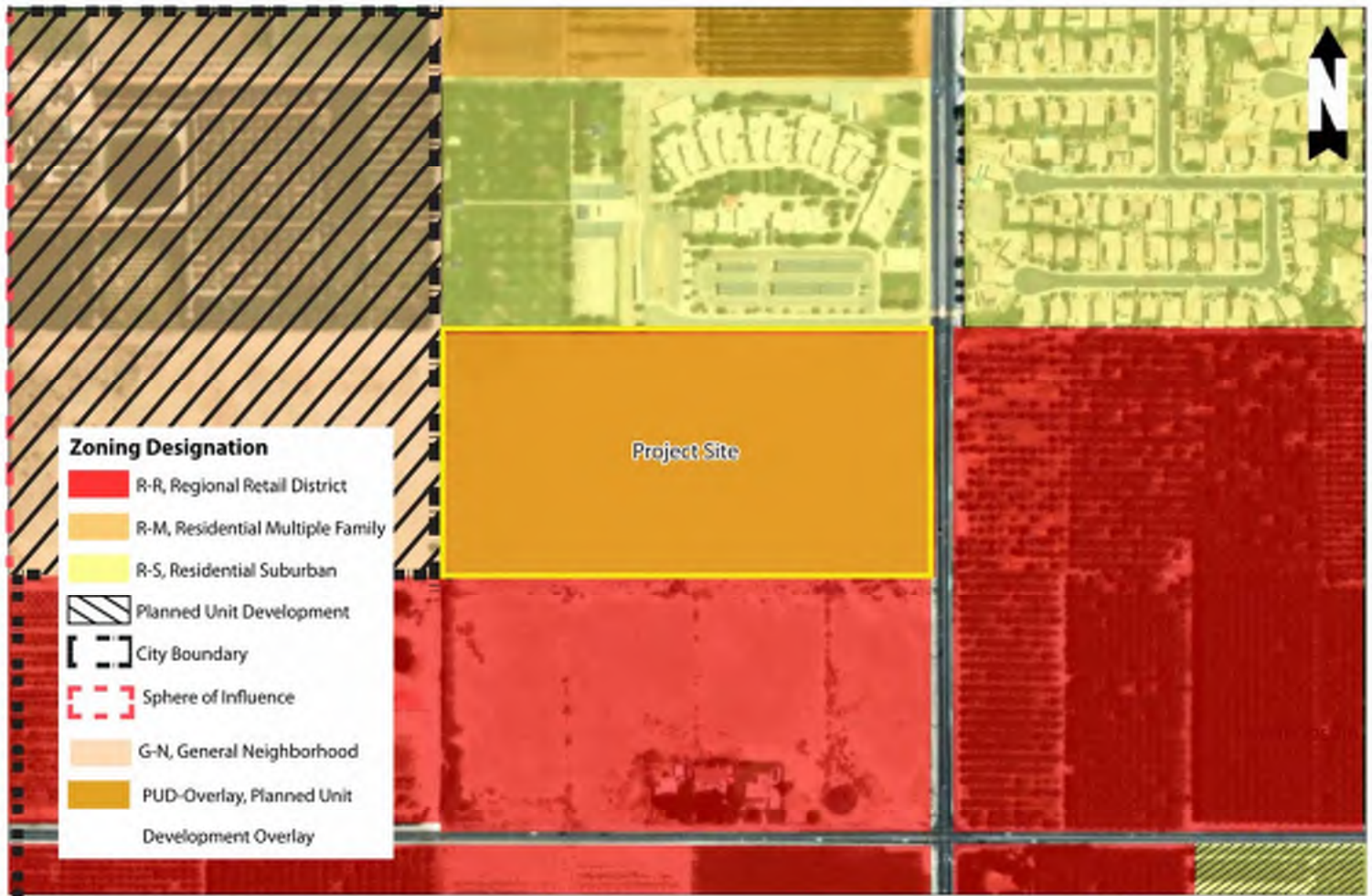
California Department of Toxic Substances Control EnviroStor. <https://www.envirostor.dtsc.ca.gov/public/> (accessed October 2022).

California Office of Historic Preservation. <https://ohp.parks.ca.gov/> (accessed October 2022).

California Office of the State Fire Marshall. <https://egis.fire.ca.gov/FHSZ/> (accessed October 2022).

- CalRecycle. [CalRecycle Home Page](#). (Accessed October 2022).
- City of Coachella. https://library.municode.com/ca/coachella/codes/code_of_ordinances (accessed October 2022).
- City of Coachella. <https://www.coachella.org/departments/community-development/maps> (accessed October 2022).
- City of Coachella. <https://www.coachella.org/departments/general-plan-2035> (accessed October 2022).
- City of Coachella. <https://cityofcoachellageneralplanupdate.weebly.com/environmental-impact-report.html> (accessed September 2022).
- Coachella Valley Unified School District. <https://www.cvusd.us/> (accessed October, 2022).
- Coachella Valley Water District (CVWD). 2022. CVWD Map. <https://www.cvwd.org/333/CVWD-Map> (accessed October 2022).
- Google Earth Pro. Google Inc. <https://www.google.com/earth/versions/> (accessed October 2022).
- United States Census Bureau. 2022. <https://www.census.gov/quickfacts/coachellacitycalifornia> (accessed October 2022).
- United States Department of Transportation Federal Motor Carrier Safety Administration. <https://www.fmcsa.dot.gov/regulations/hazardous-materials/national-hazardous-materials-route-registry-state> (accessed October 2022).
- Riverside County. 2019. <https://planning.rctlma.org/CAP> (accessed October 2022).
- Riverside County Airport Land Use Commission. <https://rcaluc.org/Plans/New-Compatibility-Plan> (accessed September 2022).
- Riverside County Flood Control and Water Conservation District. <https://content.rcflood.org/floodplainmap> (accessed October 2022).
- Riverside County Information Technology. https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public (accessed October 2022).
- Southern California Association of Governments. https://scag.ca.gov/sites/main/files/file-attachments/f2016rtpsc_execsummary.pdf (accessed September 2022).
- State of California Colorado River Basin Regional Water Quality Control Board. https://www.waterboards.ca.gov/coloradoriver/water_issues/programs/ (accessed September 2022).
- United States Census Bureau. [Census.gov](https://www.census.gov). (Accessed September 2023).



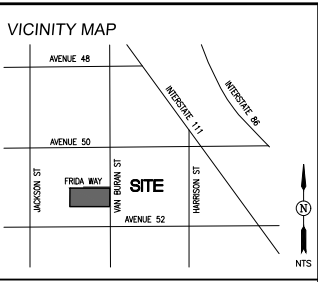
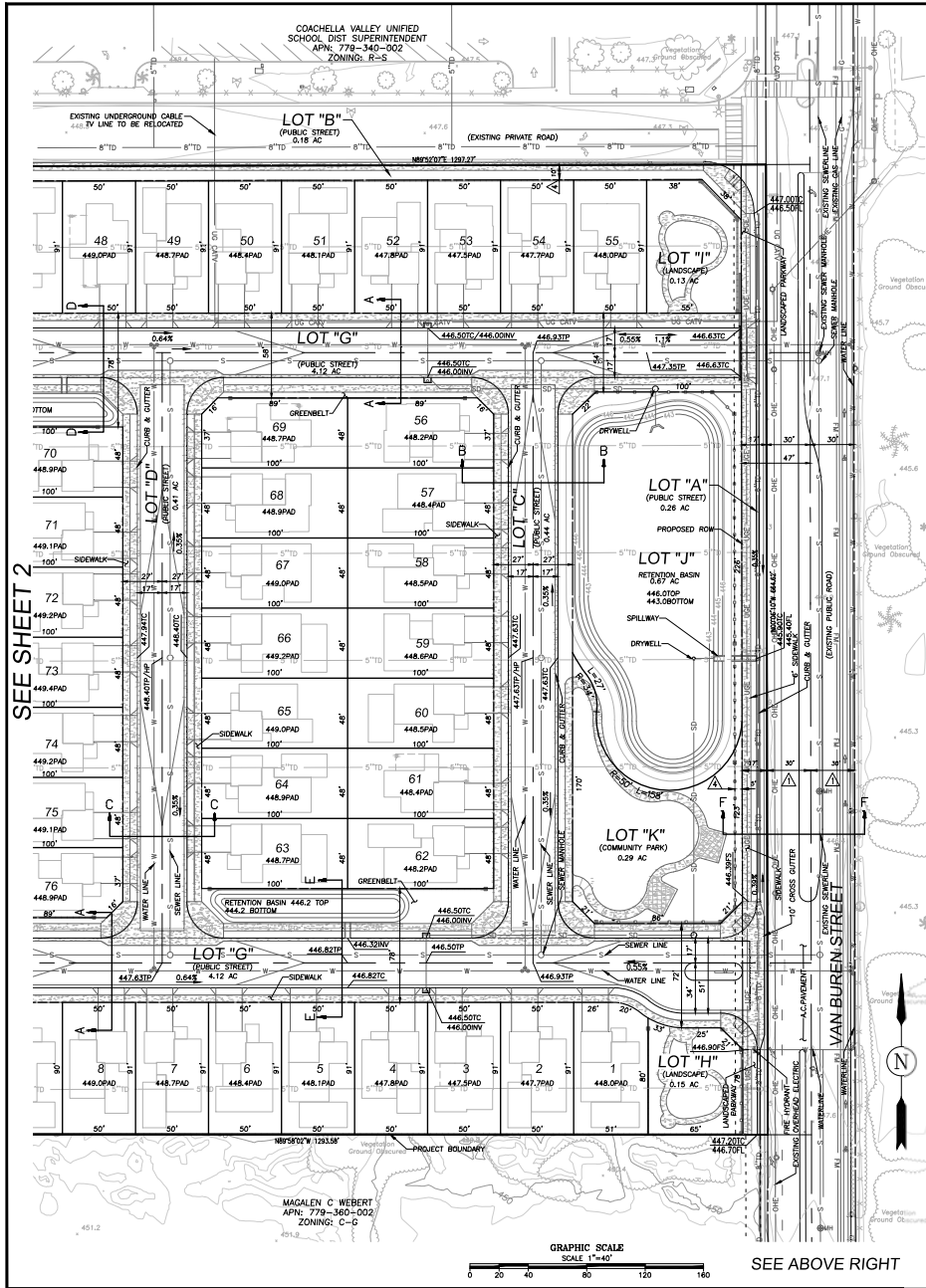


1 in = 0.07 mi



Proposed Zoning with Planned Unit Development Overlay
Encanto Housing Development

Exhibit
6



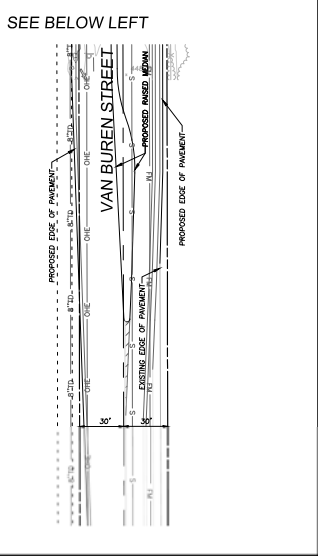
EASEMENT NOTES

△ THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 5, 1901 AND RECORDED APRIL 17, 1909 AS INSTRUMENT NO. 1959-32692 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

△ RIGHTS OF WAY AND RESERVATIONS, AFFECTING LOT 7, HEREIN DESCRIBED, REFERRED TO IN DEEDS FROM THE COACHELLA VALLEY COUNTY WATER DISTRICT TO THE DISTRICT BOND COMPANY, DATED SEPTEMBER 27, 1940 AND RECORDED OCTOBER 30, 1941 IN BOOK 518, PAGE 586 OFFICIAL RECORDS. (NOT PLOTTABLE)

△ AN EASEMENT FOR WATER LINES AND MAINTENANCE OF SAID WATER LINES PURPOSES IN FAVOR OF DAVID H. MITCHELL AND CONSTANCE ANN COWAN, TRUSTEES OF THE DONALD H. AND CATHERINE H. MITCHELL FAMILY TRUST DATED JUNE 6, 1979 RECORDED SEPTEMBER 04, 1998, AS INSTRUMENT NO. 1998-37799 OFFICIAL RECORDS.

△ PROPOSED LANDSCAPE EASEMENT



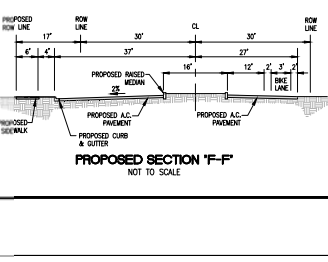
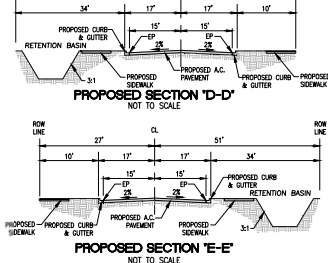
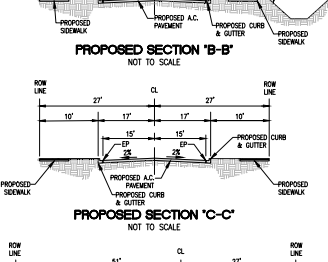
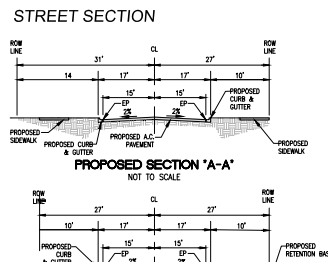
AERIAL TOPOGRAPHY

AEROTECH MAPPING, INC.

200 SPECTRUM CENTER DRIVE, SUITE 300
IRVINE CA 92618 (619) 608-9020 INFO@AEROTECH.MAP.COM
AERIAL PHOTOGRAPHY DATED: 10-27-2021

LEGEND

-----	EASEMENT
---	RIGHT OF WAY LINES
---	STREET CENTERLINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING CABLE TV LINE
---	EXISTING DRAIN LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	P.C. CONCRETE PAVEMENT



IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38429

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

OWNER

VAN BUREN 20 LLC
3470 WILSHIRE BOULEVARD, SUITE 1020
LOS ANGELES, CA 90010
JOSEPH RIVANI, PRESIDENT
JRIVANI@GILLCO.COM
TEL: (213) 213-365-0005

DEVELOPER

GLOBAL INVESTMENT & DEVELOPMENT, LLC
3470 WILSHIRE BOULEVARD, SUITE 1020
LOS ANGELES, CA 90010
JOSEPH RIVANI, PRESIDENT
JRIVANI@GILLCO.COM
TEL: (213) 213-365-0005

ENGINEER/SURVEYOR

TUNG HSIEH, PE, PLS
THE ALTUM GROUP
44600 VILLAGE COURT, SUITE 100
PALM DESERT, CA 92260
TEL: (760) 346-4750

- GENERAL NOTES**
- TOTAL AREA - 19.71 AC± ACRES, GROSS.
 - EXISTING SITE - VACANT.
 - SEWAGE DISPOSAL AND WATER SUPPLY TO BE PROVIDED BY CITY OF COACHELLA.
 - FEMA FLOOD ZONE - FLOOD ZONE X; AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NO. 0605623282H EFFECTIVE DATE MARCH 6, 2018.
 - TENTATIVE TRACT MAP NO. 38429 CONTAINS 119 RESIDENTIAL LOTS.

APN

779-360-001

ZONING

EXISTING: R-S, RESIDENTIAL SINGLE FAMILY
PROPOSED: PUD, PLANNED UNIT DEVELOPMENT

GENERAL PLAN

EXISTING: REGIONAL RETAIL DISTRICT
PROPOSED: SUBURBAN NEIGHBORHOOD

LAND USE

EXISTING: VACANT
PROPOSED: SINGLE FAMILY DWELLINGS

LEGAL DESCRIPTION

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, EXCEPT THEREFROM FOR THE EASTERLY 30.00 FEET FOR ROAD PURPOSES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "P600" AND "SLSM" NAD 83(NRS 2011) EPOCH 2010.00 AS PER NRS DATE SHEET.

BEING N 18°56'25" W

BENCH MARK

CITY OF COACHELLA 1006
3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS. 7782" SET IN THE TOP OF THE CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHEAST CURB RETURN.

ELEVATION: 447.960' NAVD 88 + 500'
THE ELEVATION LISTED ABOVE IS ACTUAL ELEVATION PLUS 500'

DATE	REVISIONS

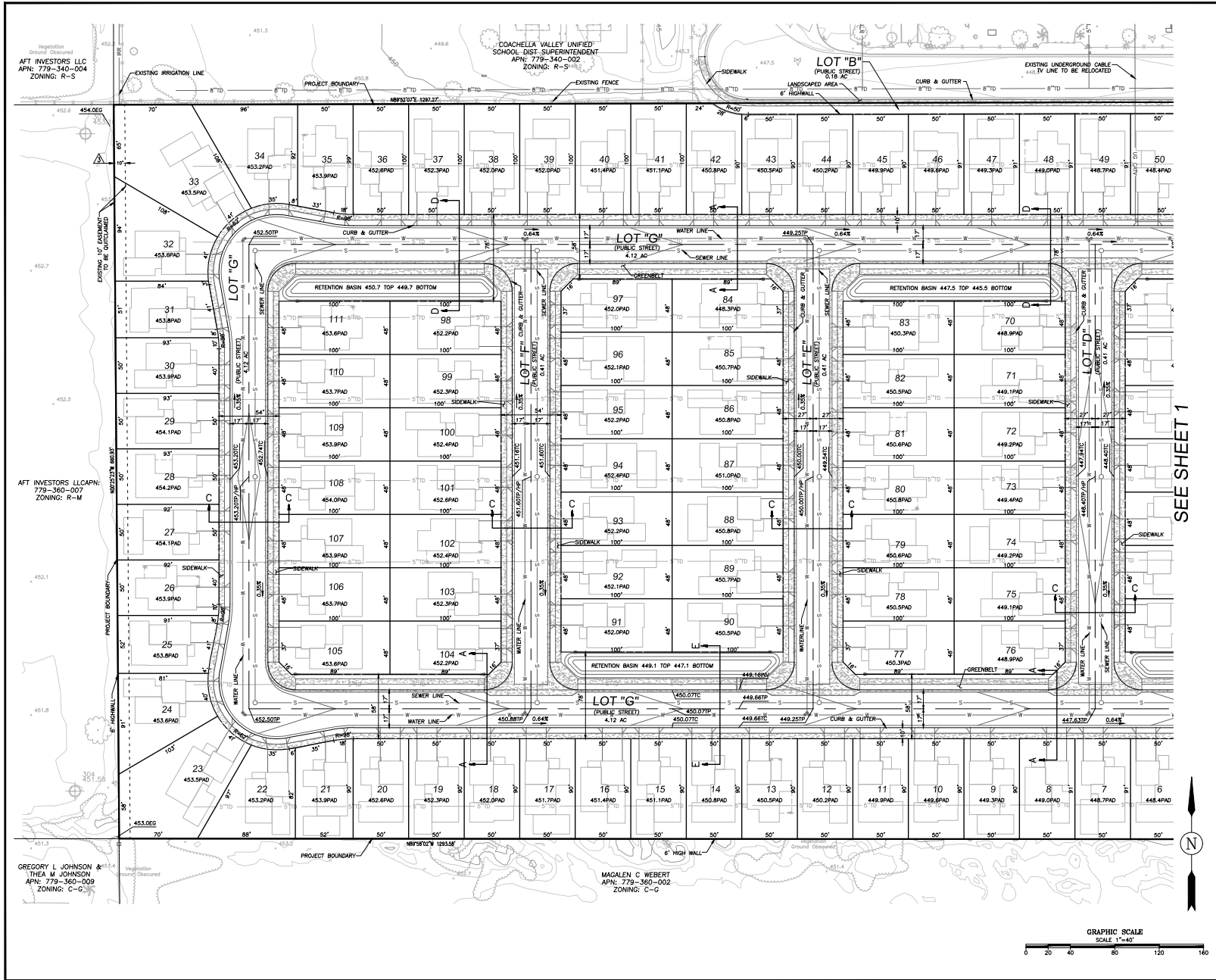
PREPARED BY:

AG

- Engineering
- Survey
- Planning
- Environmental

The Altum Group
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO.
1
OF **2**



IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 38429

LOT 7 OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST, IN THE RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 63 OF MAPS

LEGEND

---	EASEMENT
---	RIGHT OF WAY LINES
---	STREET CENTERLINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	US CATV
---	EXISTING CABLE TV LINE
---	EXISTING GRAB TILE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	P.C. CONCRETE PAVEMENT

LOT AREA

LOT TABLE		4,800 SF		4,800 SF	
NO.	AREA	NO.	AREA	NO.	AREA
1	4,535 SF	29	4,639 SF	57	4,800 SF
2	4,533 SF	30	4,656 SF	58	4,800 SF
3	4,532 SF	31	4,620 SF	59	4,800 SF
4	4,530 SF	32	5,947 SF	60	4,800 SF
5	4,529 SF	33	9,221 SF	61	4,800 SF
6	4,527 SF	34	6,282 SF	62	4,800 SF
7	4,526 SF	35	4,807 SF	63	4,800 SF
8	4,524 SF	36	4,973 SF	64	4,800 SF
9	4,523 SF	37	4,978 SF	65	4,800 SF
10	4,522 SF	38	4,984 SF	66	4,800 SF
11	4,520 SF	39	4,990 SF	67	4,800 SF
12	4,519 SF	40	4,996 SF	68	4,800 SF
13	4,517 SF	41	5,001 SF	69	4,739 SF
14	4,516 SF	42	4,839 SF	70	4,800 SF
15	4,514 SF	43	4,513 SF	71	4,800 SF
16	4,513 SF	44	4,518 SF	72	4,800 SF
17	4,512 SF	45	4,522 SF	73	4,800 SF
18	4,510 SF	46	4,527 SF	74	4,800 SF
19	4,509 SF	47	4,532 SF	75	4,800 SF
20	4,507 SF	48	4,537 SF	76	4,740 SF
21	4,511 SF	49	4,542 SF	77	4,740 SF
22	5,270 SF	50	4,547 SF	78	4,800 SF
23	8,312 SF	51	4,552 SF	79	4,800 SF
24	5,549 SF	52	4,557 SF	80	4,800 SF
25	4,504 SF	53	4,562 SF	81	4,800 SF
26	4,582 SF	54	4,567 SF	82	4,800 SF
27	4,602 SF	55	4,572 SF	83	4,800 SF
28	4,621 SF	56	4,739 SF	84	4,739 SF

SERVICES

SEWER AND WATER: CITY OF COACHELLA	PHONE: (760) 398-3502
GAS: THE GAS COMPANY	PHONE: (909) 335-7706
ELECTRIC: IMPERIAL IRRIGATION DISTRICT	PHONE: (760) 335-3640
TELEPHONE: FRONTIER COMMUNICATIONS	PHONE: (760) 778-3620
CABLE TV: USA	PHONE: (760) 340-2225
SPECTRUM	PHONE: (800) 422-4133
UNDERGROUND SERVICE ALERT	PHONE: (800) 422-4133
SCHOOL: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT	PHONE: (760) 399-5137

PREPARED BY:

• Engineering • Planning
• Survey • Environmental

The Altum Group
44-600 Village Court, Suite 100, Palm Desert, CA 92260
t. 760.346.4750 TheAltumGroup.com f. 760.340.0089

SHEET NO.
2
OF **2**

Exhibit D - Resolution No. PC2024-10
CONDITIONS OF APPROVAL FOR
TENTATIVE TRACT MAP NO. 38429, CONDITIONAL USE PERMIT NO. 376,
ARCHITECTURAL REVIEW NO. 22-11
ENCANTO PROJECT

General Conditions

1. Tentative Tract Map 38429, CUP 376 and AR 21-11 are approved for a 111-lot subdivision with a minimum lot size of 4,500 square feet; a CUP that utilizes the provisions of Section 17.38 of the Coachella Municipal Code (Planned Unit Development); and an Architectural Review that includes a total of 3 floorplans and 9 elevations. (3 elevations per floorplan).
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. The applicant shall be subject to further requirements that it participate in the Community Facilities District for residential lots within Tentative Tract Map 38429 that the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 13311 of the California Government Cod, as amended, for all undeveloped property within the boundaries of the City, including the subject property subject to this development approval (Architectural Review No. 22-11 and Tentative Tract Map No. 38429), to finance police and fire services for such property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition, unless such District is established prior to the effectiveness of this development approval in which case, it shall be a condition precedent. The Community Facilities District shall be established before issuance of the first certificate of occupancy.
5. The owner shall agree to the formation of a Landscape and Lighting Maintenance District(LLMD) for the maintenance of the lighting, perimeter wall, landscaping and irrigation. The owner shall prepare the improvement plans, Engineer's Report, Estimated Costs, and submit to the City Engineer as required for the formation of the LLMD. The funds to be deposited shall be a minimum of \$1,000. Costs over \$1,000 shall be billed by the City to the owner for payment prior to the recordation of the Final Map. The LLMD shall be formed before issuance of the first certificate of occupancy.

6. The final map, grading and landscape plans shall be modified to provide a perimeter landscaped setback at a minimum 26' and improvements consistent with the equestrian theme approved for the Sevilla II TTM No. 38557 project, which includes a compacted decomposed granite trail of 10 feet wide, equestrian fencing and minimum 6 foot concrete non-contiguous sidewalk.
7. Landscape median improvements on Van Buren Street shall be modified for consistency with the City's 2008 Landscape Median Design Guidelines upon final landscape plan submittal.
8. Prior to the recordation of the final map the applicant shall submit detailed landscaping irrigation plans and sign plans for review, including plans for the neighborhood park and retention basin for approval by the City Engineer and Development Services Director. The applicant shall improve the retention basin and neighborhood park of Tentative Tract Map 38429 in accordance with the conceptual landscape plans contained in the Design Guidelines, subject to review by the Development Services Director and City Engineer.
9. The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of tan slumpstone, splitface block, or precision with smooth stucco finish wall, and a decorative cap and/or equivalent approved by the City Engineer and Development Services Director. A minimum of one 12-inch square masonry pilaster at every 50 feet along Van Buren Avenue shall be used along any masonry wall facing a public street as shown on the conceptual landscape plans.
10. Post-tension, non-grouted walls shall not be used unless approved by the Building Official. The builder shall use Type 5 concrete specifications for all CMU footings and for the base course of CMU wall, including the use of sealants to protect against corrosive soils, subject to review and approval by the Building Official.
11. Interior fencing for single family lots shall utilize block wall with metal view obscured access gates. Any street visible block shall be decorative block including tan slumpstone, splitface block, or precision block with smooth stucco and or equivalent approved by the City Engineer and Development Services Director.
12. Decorative wrought iron shall be used for fencing to replace any proposed decorative tubular steel fence and shall be colored black. The fence design of the fencing shall be approved by the Development Services Director prior to fence permit issuance.
13. Identification signs for the subdivision shall include high quality and durable design with accent lighting. A detailed sign plan shall be submitted to the Development Services Director and the final design shall be approved by the Development Services Director.
14. All street names and addressing shall be consistent with City and USPS policies.
15. The application shall coordinate with City staff to determine feasibility of accommodating a class 1 bike along the northern boundary of the project that can connect to a potential future class 1 bike lane easterly from Van Buren Street to Fredrick Street, while maintaining existing residential lot counts consistent with Regional Retail District general plan policies to establish pedestrian, bicycle, and multi-use paths every 400 to 500 feet. Accommodation of such a path may require modification of residential lots 33-42.

Coachella Valley Water District

16. The City of Coachella may require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.
17. The applicant shall meet and confer with the Coachella Valley Water District and provide verification that there are not interferences with the proposed subdivision and any United States Bureau of Reclamation facilities, or CVWD/private facilities not shown on the development plans.
18. The project lies within the East Whitewater River Sub basin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.
19. All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.
20. Prior to recordation of the final map, the subdivider shall meet and confer with the Coachella Valley Water District to incorporate into the design, construction, and operation of the subdivision to reduce its negative impact on the Indio Subbasin, pursuant to the approved Coachella Valley Water Management Plan Alternative to the Groundwater Sustainability Plan.

ENGINEERING DEPARTMENT**PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:****Tentative Map**

21. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
22. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
23. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the

Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

24. Identify and clearly show all necessary drainage easements to implement the project in accordance with drainage law.
25. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
26. Applicant shall obtain approval of site access and circulation from Fire Marshall.

Final Map

27. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
28. All public streets shall be dedicated to City of Coachella.
29. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
30. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
31. All Primary streets, including Van Buren Street and Frida Way shall be completed prior to final

occupancy for the first structure at the Tract.

32. Prepare and record necessary drainage easements, access easements and utility easements to implement the project in accordance with drainage law and site conditions to the satisfaction of the City Engineer prior to approval of the Final Maps.
33. Full Street Improvements plans, Street Improvements Bonds and Monument Bonds shall be approved prior to Approval of the Final Maps.
34. Internal roads shall be complete prior to final occupancy of any adjacent house.

GENERAL:

35. All proposed development shall conform to the approved engineering studies and environmental migration measures as identified in the approved traffic, drainage, soils, hydrology, etc. studies developed under the tentative and final map process.
36. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
37. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
38. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
39. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
40. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
41. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check,

ROUGH GRADING:

42. Prepare and submit rough grading and erosion control plans for the project.

43. The project's soils engineer shall certify to the adequacy of the grading plan.
44. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

PRECISE GRADING:

45. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
46. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
47. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.
48. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

STREET IMPROVEMENTS:

49. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
50. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
51. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Van Buren Street- Public Roadway as shown on the RAC and per these comments shall include the following:

- a. Dedication of land along southbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle Lanes with 94 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to westerly curb shall have a width of 37-foot
 - c. Applicant shall construct street along Encanto project's Van Buren Street frontage to the satisfaction of the City Engineer prior to the issuance of the first COO.
 - d. Applicant shall construct half width street improvements on Van Buren Street such as, but not limited to: curb median, landscape and remove and replace westerly half Street pavement starting from Frida Way to the southernmost project limits.
 - e. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - f. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - g. Applicant shall construct transition street lane from property limits going South as required to the satisfaction of the City Engineer
 - h. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities
- 1) Frida Way- Roadway as shown on the RAC and per these comments shall include the following:
- a. Frida Way is a non-dedicated roadway located on the private property of the Coral Mountain Academy. Owner shall identify and confirm all easements and access rights to the roadway.
 - b. Additional 10-foot wide Easement along southerly curb within project limits is required.
 - c. Street measured at Center line to southerly curb shall have a width of 20-foot
 - d. Applicant shall install within the Easement; sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - e. Applicant shall construct within the Easement; all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Landscape,

Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.

- f. Applicant shall underground all proposed dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry
- 2) Residential Streets- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along within project limits is required. These streets are classified as Urban Residential Streets with 54 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured from curb to curb shall have a width of 34-foot
 - c. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - d. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - e. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry
 - f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER AND WATER IMPROVEMENTS:

52. Sewer and Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
53. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

54. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
55. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and

private landscaping, Van Buren Street median, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The project is proposed a private community with private streets and the City shall be listed as a third-party beneficiary to the CC&Rs.

56. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
57. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:

58. Prior to issuance of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

Utilities Department – Water and Wastewater:

59. The applicant shall submit water and sewer plans for approval. The proposed project shall be required to connect to the City's public water and sewer system.
60. The Project shall install 4G AMI master meters.
61. A separate AMI 4-G metering system for each building shall be installed.
62. A separate AMI 4-G water service meter for the irrigation system shall be installed.
63. Water & Sewer impact fees to be paid prior to final approval of plans.
64. Additional requirements subject to water and sewer plan checking process.
65. All new water service connections must be shown on water improvement plans.
66. The project must implement the State's drought mandate which prohibits irrigation with potable water

outside newly constructed homes and buildings that is not delivered by drip or microspray systems.

67. The project will require a Water Quality Management Plan (WQMP).
68. All water service lines shall be copper.
69. Water and sewer service to the projects is subject to the findings of the water and sewer hydraulic model, additional infrastructure may be required to supply the project, including supply wells.

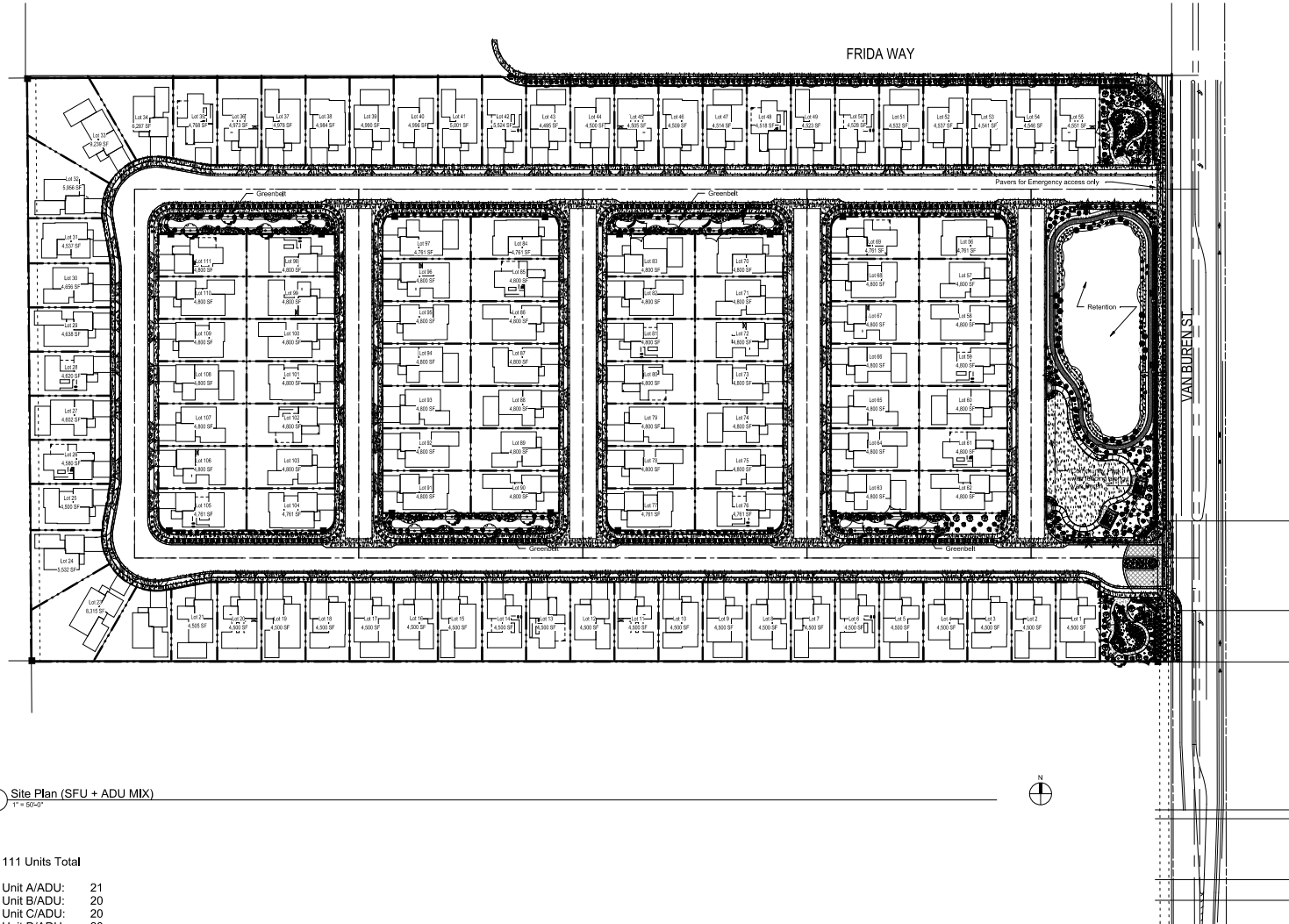
Conditions of approval specific to Architectural Review No. 22-11 and CUP No. 376

70. This architectural review is granted to approve common area landscaping and fencing improvements for the “Encanto” community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38429 (“Encanto”), consistent with the Planned Unit Development guidelines with varying roof tile and color schemes, as shown on submitted plans. The applicant shall submit construction drawings through the Building Division for plan check and approval prior to obtaining building permits. The applicant shall pay any fees necessary to secure permits and any special investigation inspections and reports, subject to review and approval by the Building Official, including a soils report and related structural recommendations. The owner shall secure Fire Department approval for the proposed production homes prior to the issuance of any building permits.
71. Accessory Dwelling Units (ADUs) shall be constructed on the 81 lots within the development in order to achieve the residential density requirements for the Regional Retail District land use designation unless it is determined by the Development Services Director that the density is achieved with less ADUs.
72. Prior to the issuance of a building permit for new single-family residences, the applicant shall submit a landscape and irrigation plan showing typical front yard landscaping and irrigation for the typical front yards and corner lots, for review and approval by the Development Services Director. Typical front yard landscaping shall include shade trees in the parkway between curb and sidewalk to achieve General Plan objectives. All landscaping shall be planted and maintained with a permanent underground irrigation system to be operational prior to the issuance of the Certificate of Occupancy. Landscaping in the front yard shall comply with the City’s front yard landscaping regulations, unless otherwise approved by the Development Services Director. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights. Native plants shall be included in the landscape legends that support butterflies, birds, reptiles, amphibians, small mammals, bees and other pollinators that evolved with these plants.
73. Perimeter landscaped areas shall be improved with irrigation and landscaping pursuant to approved landscape and irrigations plans prior to the issuance of the first certificate of occupancy for the proposed residential units.
74. Trees adjacent to sidewalks for common areas and typical residential lots shall include a design for root barriers to prevent damage to sidewalks.
75. The retention basin landscape plan shall include a meandering cluster of large rock from north

to south.

76. Project entry parkways shall include shade trees in addition to the proposed date palms.
77. Date palms shall be planted in the Van Buren Street public realm area and include shade trees planted in parkways to reduce heat island effect and increase tree canopy.
78. Landscape lighting shall be incorporated along perimeter landscape areas, driveway medians, Van Buren Street landscape medians and within the subdivision common areas and details and locations shall be included on the final landscape plan. Landscape lighting shall be operational within a month after installation of landscape improvements.
79. Applicant shall work with Development Services Department on potential reduction of the multi-use trail width along Van Buren Street to accommodate additional shade trees to improve the pedestrian environment and reduce heat island effect prior to final landscape plan approval.
80. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
81. Decorative pavers shall be provided at the surface of both project entryways with a terracotta color or equivalent and identified on both Civil and Landscape Plans. Pavers types shall be approved by the Development Services Director and City Engineer.
82. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
83. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
84. The internal open space landscape plan shall incorporate native and edible landscaping for both groundcover, shrubs, and trees.
85. The applicant shall work with the Development Services Department to provide utility stub outs to enable the development of community garden plots.
86. All front yard areas between the front building line of the home and the street line shall be limited to a maximum of 60 percent of paving of the total front yard area. Those areas that are not paved shall be landscaped in accordance with Section 17.16.030-C(4) of the Zoning Code.
87. The proposed residences shall incorporate decorative enhancements such as window trims and window shutter details on side and rear elevations as used on the front building elevations, for those home sites that have second-floor windows oriented towards a corner street line.

88. Window Trim or Recess. Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall.
89. Prior to the issuance of a building final inspection, the applicant shall display street numbers in a prominent location on the front of the residences. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours.
90. Applicant shall limit light-related impacts of potential light spillover through shielding and screening of proposed lighting on buildings, streets and common areas.
91. Incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading (General Plan Policy 2.2).
92. Incorporate heat island reduction strategies in new development such as light colored cool roofs, light-colored paving, permeable paving, substantial tree coverage, and shaded asphalt paving (General Plan Policy 4.5).
93. Proposed residences shall include covered patios that do not extend into the proposed 10 minimum rear yard setbacks.
94. The applicant shall secure the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plans for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office. (This shall be included as a note on the rough grading plans)
95. In the event that contaminants or hazards are encountered the applicant shall contact the Department of Toxic Substances Control or the Riverside County Department of Environmental Health.
96. The tentative tract map, architectural plans, landscape plans, planned unit development document shall be revised as modified by the project conditions of approval.

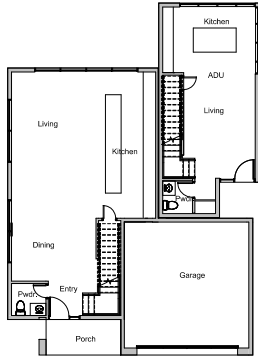


Lot Number	Area
Lot 1	4,500 SF
Lot 2	4,500 SF
Lot 3	4,500 SF
Lot 4	4,500 SF
Lot 5	4,500 SF
Lot 6	4,500 SF
Lot 7	4,500 SF
Lot 8	4,500 SF
Lot 9	4,500 SF
Lot 10	4,500 SF
Lot 11	4,500 SF
Lot 12	4,500 SF
Lot 13	4,500 SF
Lot 14	4,500 SF
Lot 15	4,500 SF
Lot 16	4,500 SF
Lot 17	4,500 SF
Lot 18	4,500 SF
Lot 19	4,500 SF
Lot 20	4,500 SF
Lot 21	4,500 SF
Lot 22	3,257 SF
Lot 23	3,315 SF
Lot 24	5,532 SF
Lot 25	4,500 SF
Lot 26	4,500 SF
Lot 27	4,602 SF
Lot 28	4,626 SF
Lot 29	4,635 SF
Lot 30	4,656 SF
Lot 31	4,531 SF
Lot 32	5,958 SF
Lot 33	9,239 SF
Lot 34	6,287 SF
Lot 35	4,768 SF
Lot 36	4,973 SF
Lot 37	4,978 SF
Lot 38	4,984 SF
Lot 39	4,990 SF
Lot 40	4,996 SF
Lot 41	5,001 SF
Lot 42	5,007 SF
Lot 43	4,999 SF
Lot 44	4,990 SF
Lot 45	4,981 SF
Lot 46	4,972 SF
Lot 47	4,963 SF
Lot 48	4,954 SF
Lot 49	4,945 SF
Lot 50	4,936 SF
Lot 51	4,927 SF
Lot 52	4,918 SF
Lot 53	4,909 SF
Lot 54	4,900 SF
Lot 55	4,891 SF
Lot 56	4,882 SF
Lot 57	4,873 SF
Lot 58	4,864 SF
Lot 59	4,855 SF
Lot 60	4,846 SF
Lot 61	4,837 SF
Lot 62	4,828 SF
Lot 63	4,819 SF
Lot 64	4,810 SF
Lot 65	4,801 SF
Lot 66	4,792 SF
Lot 67	4,783 SF
Lot 68	4,774 SF
Lot 69	4,765 SF
Lot 70	4,756 SF
Lot 71	4,747 SF
Lot 72	4,738 SF
Lot 73	4,729 SF
Lot 74	4,720 SF
Lot 75	4,711 SF
Lot 76	4,702 SF
Lot 77	4,693 SF
Lot 78	4,684 SF
Lot 79	4,675 SF
Lot 80	4,666 SF
Lot 81	4,657 SF
Lot 82	4,648 SF
Lot 83	4,639 SF
Lot 84	4,630 SF
Lot 85	4,621 SF
Lot 86	4,612 SF
Lot 87	4,603 SF
Lot 88	4,594 SF
Lot 89	4,585 SF
Lot 90	4,576 SF
Lot 91	4,567 SF
Lot 92	4,558 SF
Lot 93	4,549 SF
Lot 94	4,540 SF
Lot 95	4,531 SF
Lot 96	4,522 SF
Lot 97	4,513 SF
Lot 98	4,504 SF
Lot 99	4,495 SF
Lot 100	4,486 SF
Lot 101	4,477 SF
Lot 102	4,468 SF
Lot 103	4,459 SF
Lot 104	4,450 SF
Lot 105	4,441 SF
Lot 106	4,432 SF
Lot 107	4,423 SF
Lot 108	4,414 SF
Lot 109	4,405 SF
Lot 110	4,396 SF
Lot 111	4,387 SF
Grand Total	534,729 SF

1 Site Plan (SFU + ADU MIX)
1" = 50'-0"

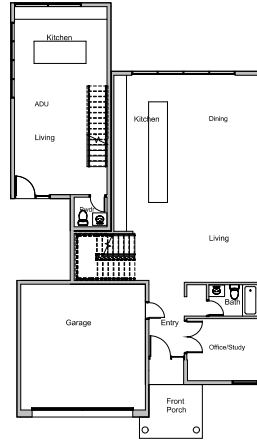
- 111 Units Total
- Unit A/ADU: 21
 - Unit B/ADU: 20
 - Unit C/ADU: 20
 - Unit D/ADU: 20
 - Unit E: 10
 - Unit F: 10
 - Unit G: 10

Encanto Residential Development
 Van Buren Street
 Revision Schedule
 No. Revision Issue Date
 1 19 August 2023



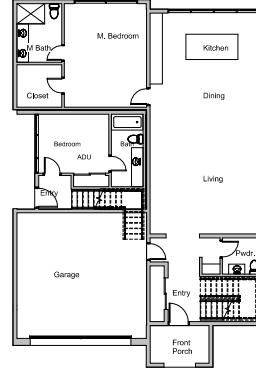
7 Plan A - Level 1
1/8" = 1'-0"

Plan A: 2,036 SF
3 Bedroom
2 1/2 Baths
ADU: 1,052 SF
1 Bedroom
1 1/2 Baths



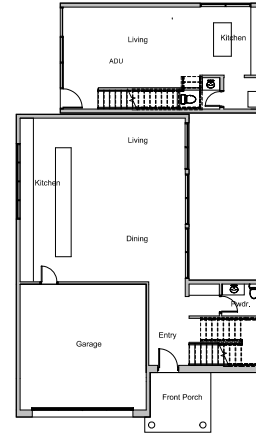
5 Plan B - Level 1
1/8" = 1'-0"

Plan B: 2,470 SF
4 Bedroom
3 Baths
ADU: 1,060 SF
1 Bedroom
1 1/2 Baths



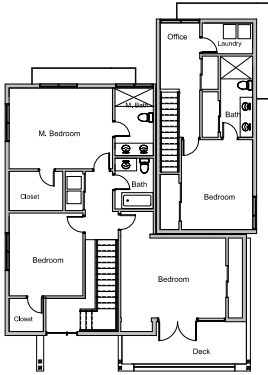
3 Plan C - Level 1
1/8" = 1'-0"

Plan C: 2,270 SF
3 Bedroom
2 1/2 Baths
(Downstairs Master)
ADU: 964 SF
2 Bedroom
2 Baths

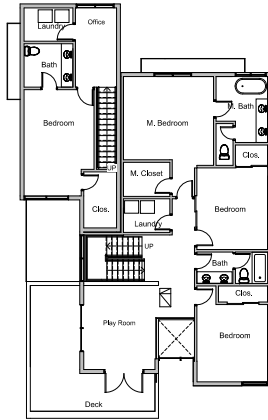


1 Plan D - Level 1
1/8" = 1'-0"

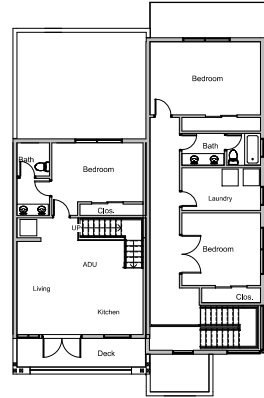
Plan D: 2,370 SF
3 Bedroom
2 1/2 Baths
ADU: 1,152 SF
2 Bedroom
1 1/2 Bath



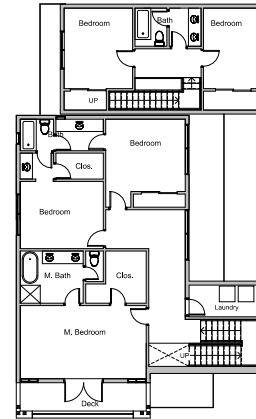
8 Plan A - Level 2
1/8" = 1'-0"



6 Plan B - Level 2
1/8" = 1'-0"



4 Plan C - Level 2
1/8" = 1'-0"



2 Plan D - Level 2
1/8" = 1'-0"

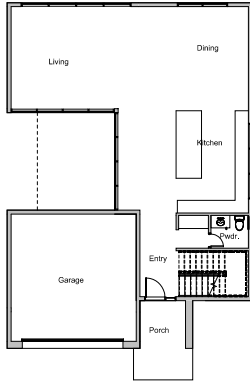
© 2024 domusstudio architecture. This drawing set is prepared by domusstudio architecture, 11111 15th Avenue SE, Suite 100, Bellevue, WA 98004. All rights reserved. No part of this drawing set may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of domusstudio architecture. Project No. 2024-01-01. Date: 15 August 2023. Drawing No. 2024-01-01-01. Scale: 1/8" = 1'-0".

Encanto Residential Development
Van Buren Street

Revision Schedule
No. Revision Issue Date

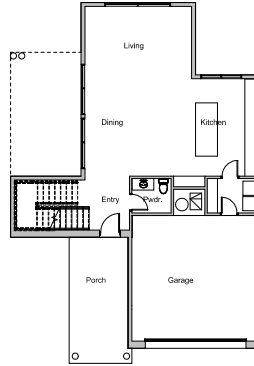
Drawing Set Issue Schedule
Description Issue Date
Concepts 15 August 2023

Floor Plans - Single Family with ADU



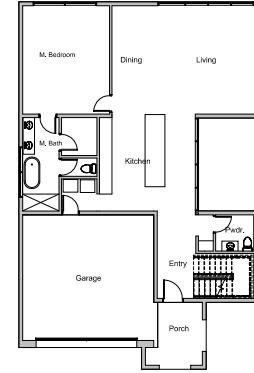
5 Plan E - Level 1
1/8" = 1'-0"

Plan E: 2,791 SF
4 Bedroom
3 1/2 Baths



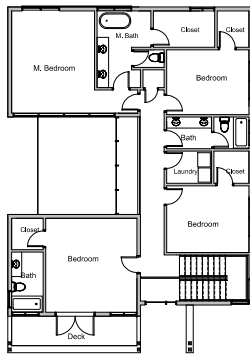
3 Plan F - Level 1
3/8" = 1'-0"

Plan F: 2,317 SF
4 Bedroom
3 1/2 Baths

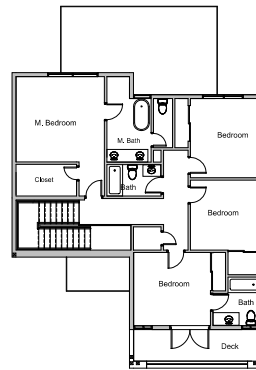


1 Plan G - Level 1
3/8" = 1'-0"

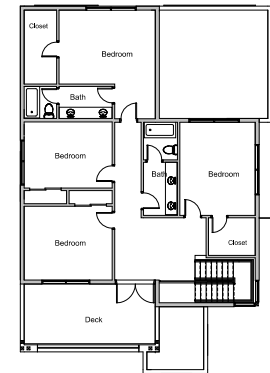
Plan G: 2,814 SF
5 Bedroom
3 1/2 Baths



6 Plan E - Level 2
1/8" = 1'-0"



4 Plan F - Level 2
3/8" = 1'-0"



2 Plan G - Level 2
3/8" = 1'-0"

© 2024 domusstudio architecture. These drawings are prepared by domusstudio architecture for the use of the client. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of domusstudio architecture. Project No. 2024-01-01. Date: 15 August 2024.

Encanto Residential Development
Van Buren Street

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Concepts 15 August 2024

Floor Plans - Single Family Homes



1 Typical Street Elevation
1/2" = 1'-0"



2 Typical Street View
1/2" = 1'-0"

© 2023 domustudio architecture. This document is the property of domustudio architecture. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of domustudio architecture.

Encanto Residential Development
Van Buren Street

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Consults 15 August 2023

Street Elevation/ Views



1 Aerial View
1/2" = 10'

© 2024 domustudio architecture. All rights reserved. This rendering is for informational purposes only and does not constitute an offer of real estate. The information contained herein is for informational purposes only and does not constitute an offer of real estate. The information contained herein is for informational purposes only and does not constitute an offer of real estate.

Encanto Residential Development
Van Buren Street

Aerial View

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Comments 15 August 2023



① North Entry



② South Entry
1/2" = 1'-0"

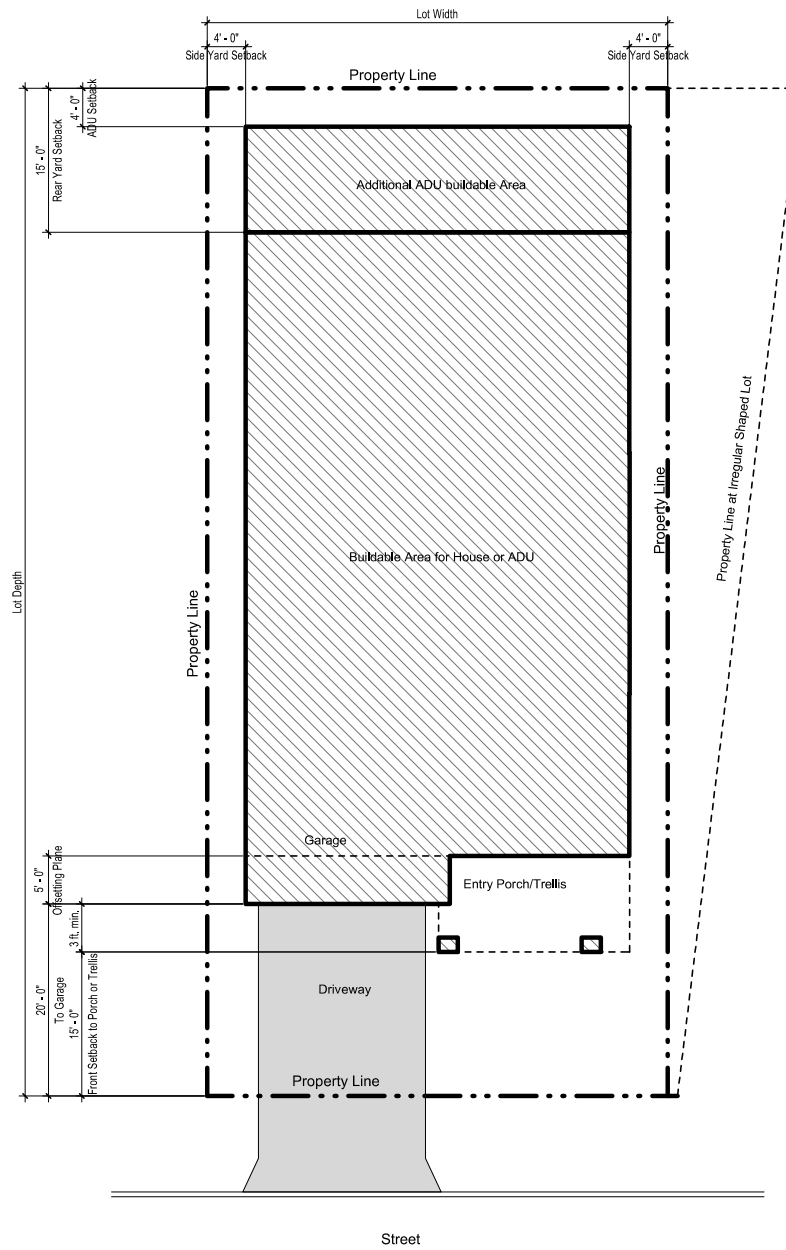
© 2023 Domus Studio Architecture, Inc. All rights reserved. This document is the property of Domus Studio Architecture, Inc. and is intended for the use of the client only. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domus Studio Architecture, Inc.

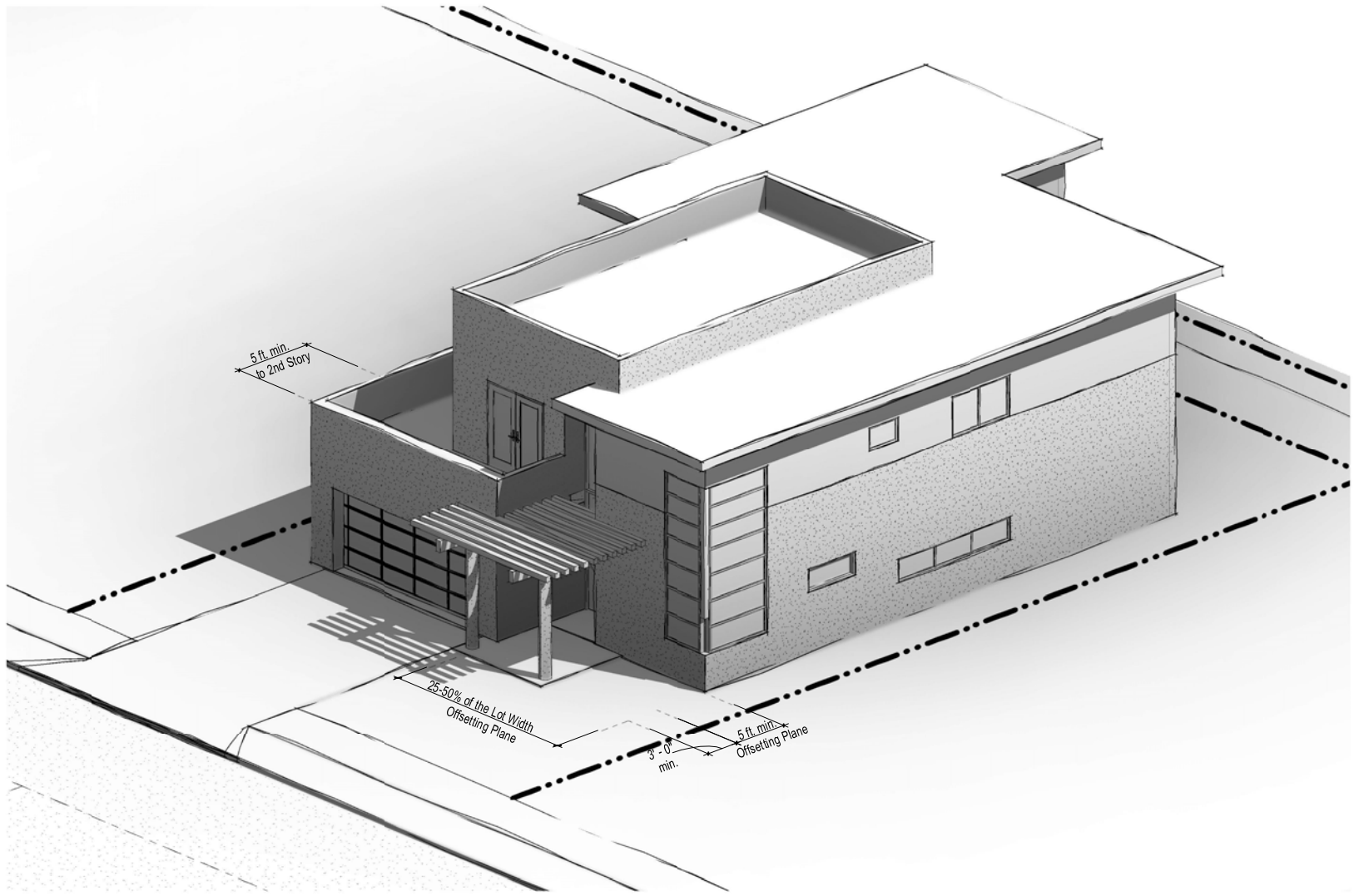
Encanto Residential Development
Van Buren Street

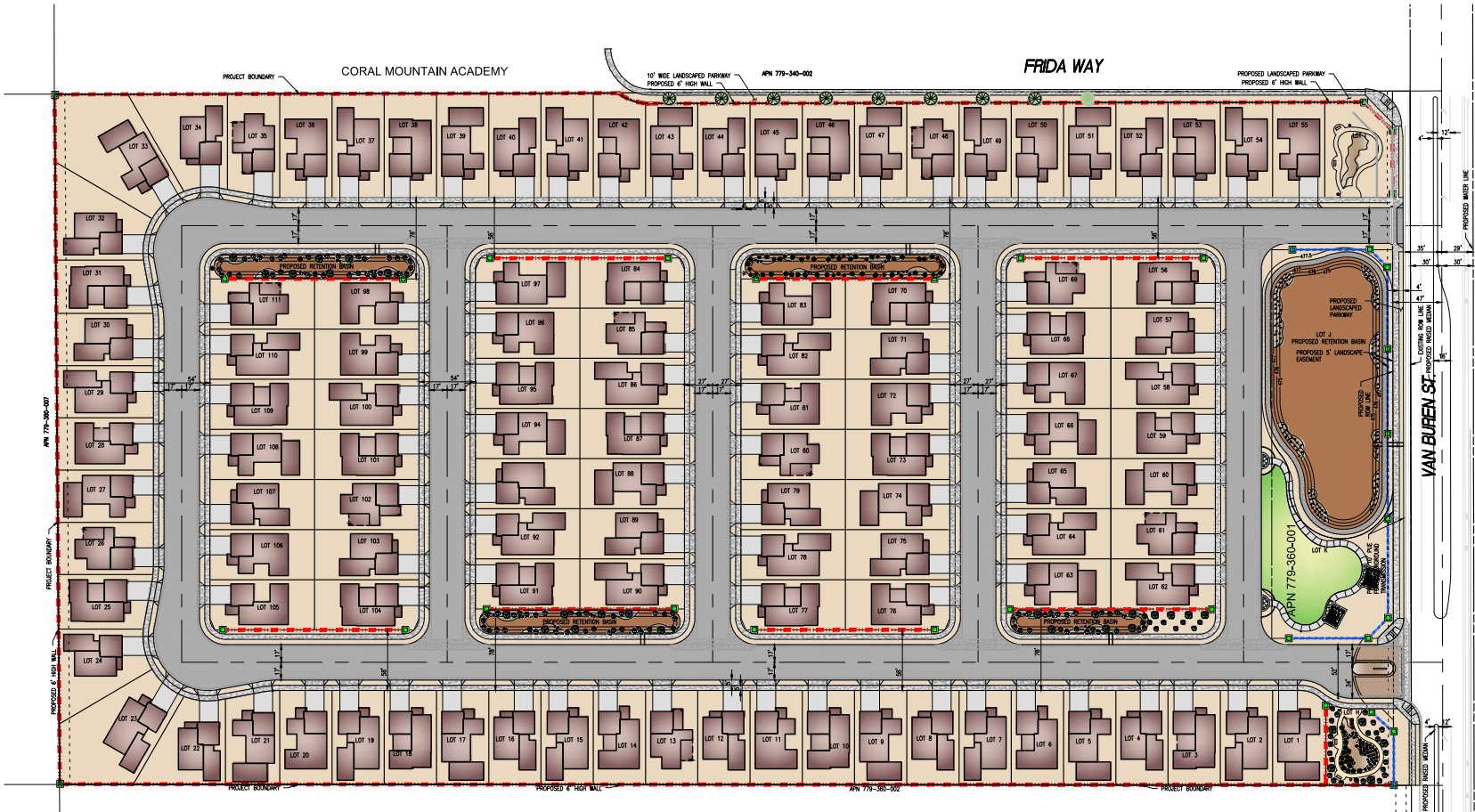
Revision Schedule
No. Revision Issue Date

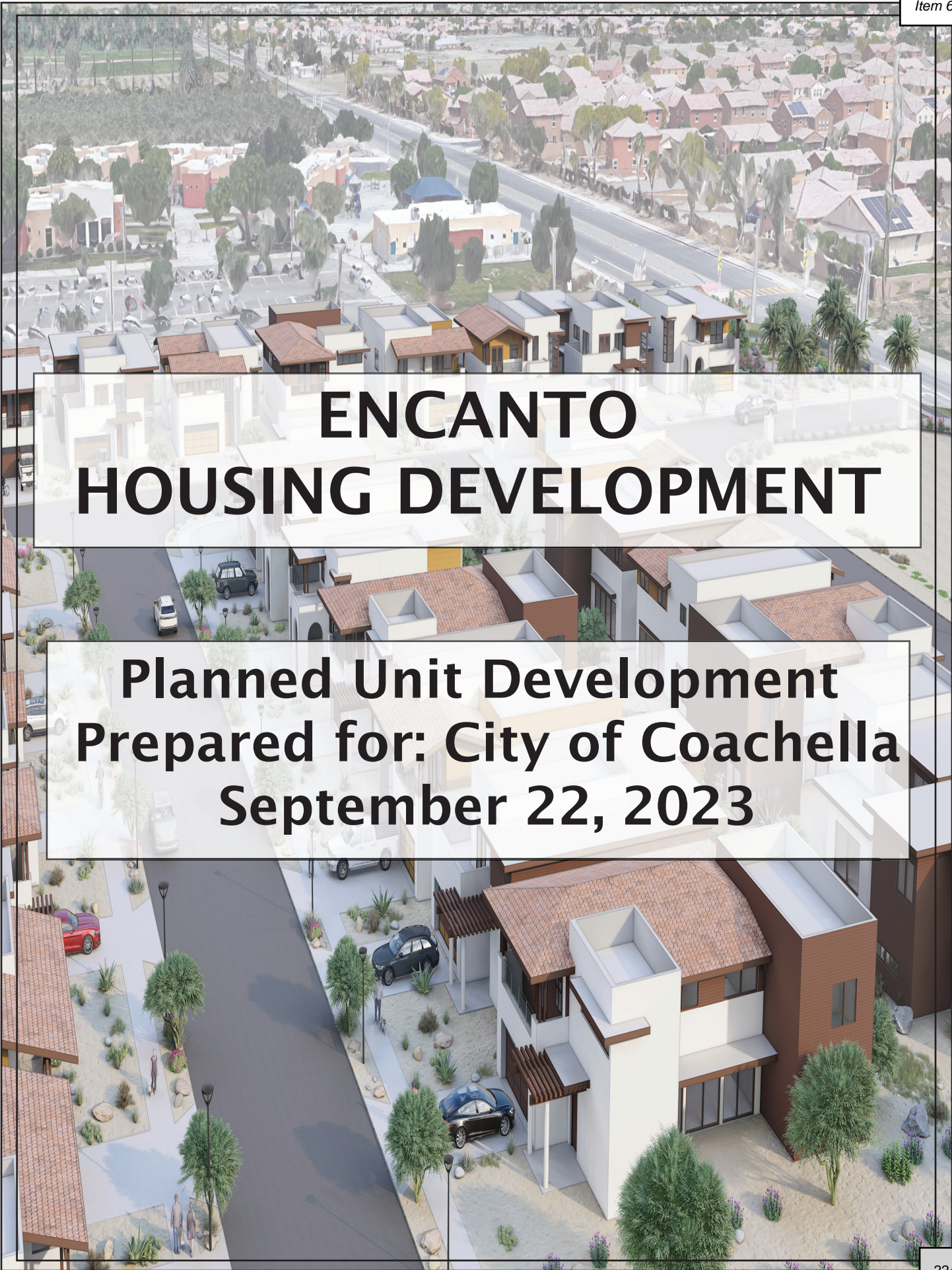
Drawing Set Issue Schedule
Description Issue Date
Consults 15 August 2023

North & South Entry









ENCANTO HOUSING DEVELOPMENT

**Planned Unit Development
Prepared for: City of Coachella
September 22, 2023**

Prepared for:

Global Investment & Development, LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

Prepared by:



Rich Malacoff, AICP

760.346.4750

Rich.Malacoff@TheAltumGroup.com

Madeline Luke

760.346.4750

Madeline.Luke@TheAltumGroup.com

Table of Contents

- 1. INTRODUCTION..... 6
 - 1.1 Purpose and Intent 6
 - 1.2 Project Location..... 6
 - 1.3 Project Summary 6
- 2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT..... 7
- 3. ADMINISTRATION 8
 - 3.1 Planned Unit Development 8
- 4. PROJECT SETTING 10
 - 4.1 Existing Site Characteristics 10
 - 4.2 Surrounding Land Use 10
 - 4.3 Existing General Plan and Zoning..... 10
 - 4.4 Proposed Zoning 10
- 5. PROJECT DESCRIPTION..... 12
- 6. DEVELOPMENT REGULATIONS..... 13
 - 6.1 Purpose and Intent 13
 - 6.2 Permitted Uses 13
 - 6.3 Accessory Uses 13
 - 6.4 Conditional Uses..... 14
 - 6.5 Prohibited Uses 14
 - 6.6 Site Development Standards 14
- 7. DESIGN GUIDELINES 17
 - 7.1 Circulation and Streets Plan 17
 - 7.2 Open Space Plan..... 23
 - 7.3 Building Massing Plan 24
 - 7.4 Architectural Theming..... 25
 - 7.5 Signs 25
- 8. OPERATIONAL GUIDELINES 28
 - 8.1 Maintenance 28
 - 8.2 Other Rules and Guidelines 28
- 9. LIST OF PREPARERS 29

List of Exhibits

- Exhibit 1 - Regional Location Map
- Exhibit 2 - Vicinity Map
- Exhibit 3 - Site Plan
- Exhibit 4 - Existing Land Uses
- Exhibit 5 - Proposed General Plan
- Exhibit 6 - Existing General Plan
- Exhibit 7 - Existing Zoning
- Exhibit 8 - Proposed Zoning
- Exhibit 9 - Street Renderings
- Exhibit 10 - Aerial Renderings
- Exhibit 11 - Lot Coverage Diagram
- Exhibit 12 - Building Massing Diagram
- Exhibit 13 - Accessory Dwelling Unit Lot Coverage Diagram
- Exhibit 14 - Accessory Dwelling Unit Diagram
- Exhibit 15 - Building Materials Board
- Exhibit 16 - Conceptual Amenities
- Exhibit 17 - North & South Entry gates
- Exhibit 18 - Van Buren Primary
- Exhibit 19 - Conceptual Landscape and Fencing Plan
- Exhibit 20 - Open Space Conceptual Landscape Plan
- Exhibit 21 - Pedestrian Circulation Exhibit Typical
- Exhibit 22 - Conceptual Planting List

List of Tables

- Table 1 – Site Development Standards
- Table 2 – Street Classifications & Standards
- Table 3 – Exterior Finish Materials

List of Figures

Figure 1 Decorative Cap Example 16

Figure 2 Wrought Iron Fencing Example..... 16

Figure 3 Decorative Pilaster Example 16

Figure 4 Van Buren Street Section 19

Figure 5 Lot ‘G’ Retention Basin Section..... 19

Figure 6 Lot ‘G’ East & West Bound Section 20

Figure 7 Lot ‘G’ North & South Bound and Lots ‘D’ through ‘F’ Section 20

Figure 8 Lot ‘C’ Section..... 21

Figure 9 Frida Way Pedestrian Improvements 22

List of Appendices

Appendix A City of Coachella Zoning Code Section 17.16 Single-Family Residential Zone

Appendix B City of Coachella Zoning Code Section 17.38 Residential – Planned Unit Development Zone

1. INTRODUCTION

1.1 Purpose and Intent

The purpose of this Planned Unit Development (PUD) document is to set the use regulations, development standards, and design guidelines for the Encanto Housing Development Project, applicable to the respective underlying Residential Suburban (R-S) Zoning District. The PUD will provide the necessary development criteria to guide the developer and homebuilders in the design and construction of the residential structures, open space, and associated amenities and the City of Coachella with the review criteria for the approval of entitlements and permits.

The Encanto Housing Development is a private, residential community encompassing 111 residential lots, pedestrian walkways, and 2 open spaces on approximately 19.2 acres. The PUD serves to implement the City of Coachella's General Plan and Zoning by specifying specific land uses, intensity of use, and development standards which are consistent with General Plan goals, objectives, and policies and protocols of the City of Coachella.

The proposed development plan has been derived from studies prepared by the applicant's civil engineer, architect, traffic engineer, land planners, and other consultants; and has been reviewed by the City of Coachella. As a result, the plan addresses development related to issues in the form of proposed physical improvements, guidelines for future development, technical data, and implementation procedures and regulations.

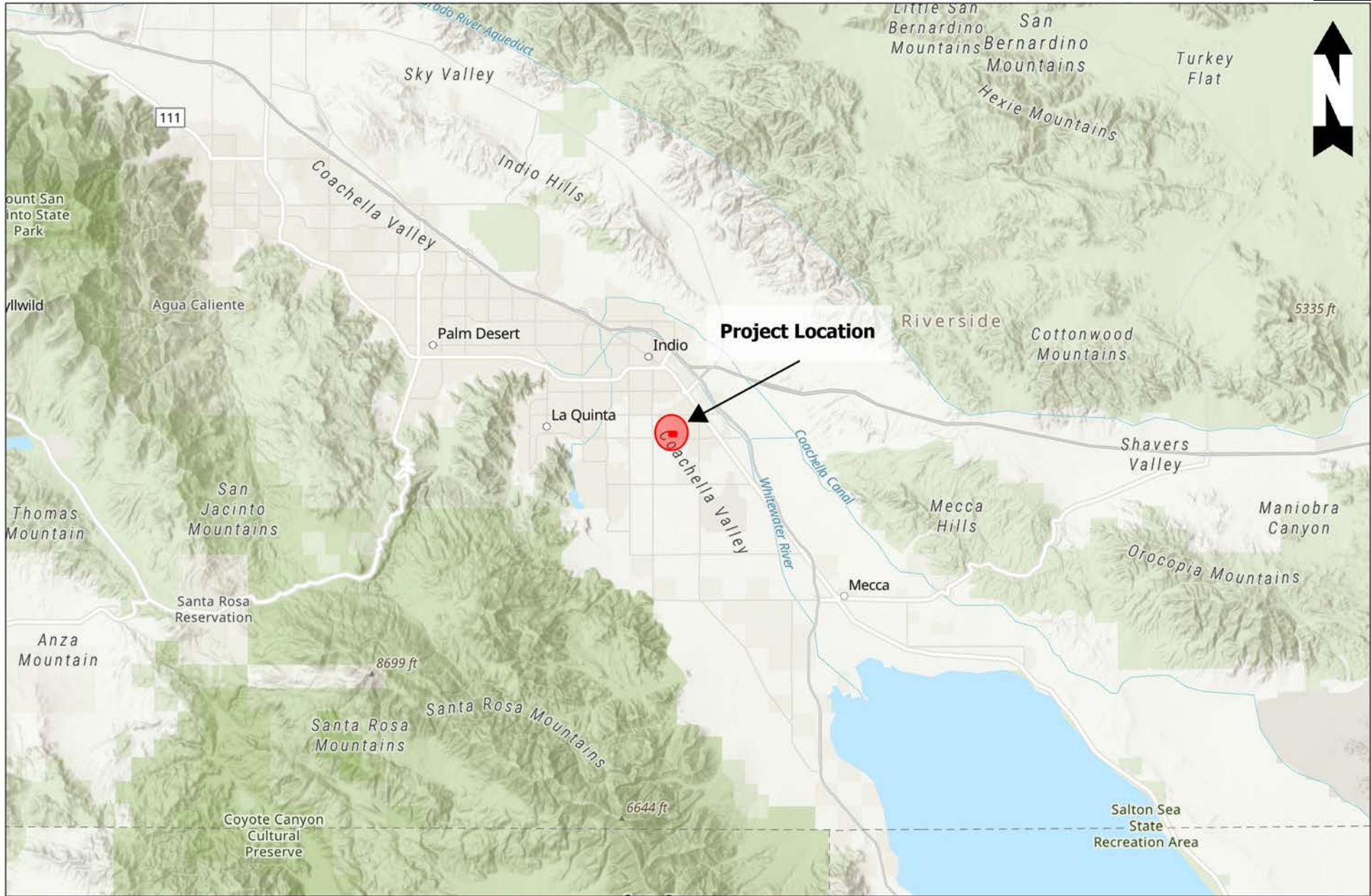
1.2 Project Location

From a regional perspective, the project area is located in the Coachella Valley within the incorporated city limits of Coachella as shown in Exhibit 1, Regional Location Map. Locally, the project site is bounded by vacant, undeveloped land to the west and south, an elementary school (Coral Mountain Academy) to the north, and Van Buren Street to the east, with agricultural land uses just beyond the roadway. The project site is shown in Exhibit 2, Vicinity Map. The 19.2 acre site consists of APN 779-360-001.

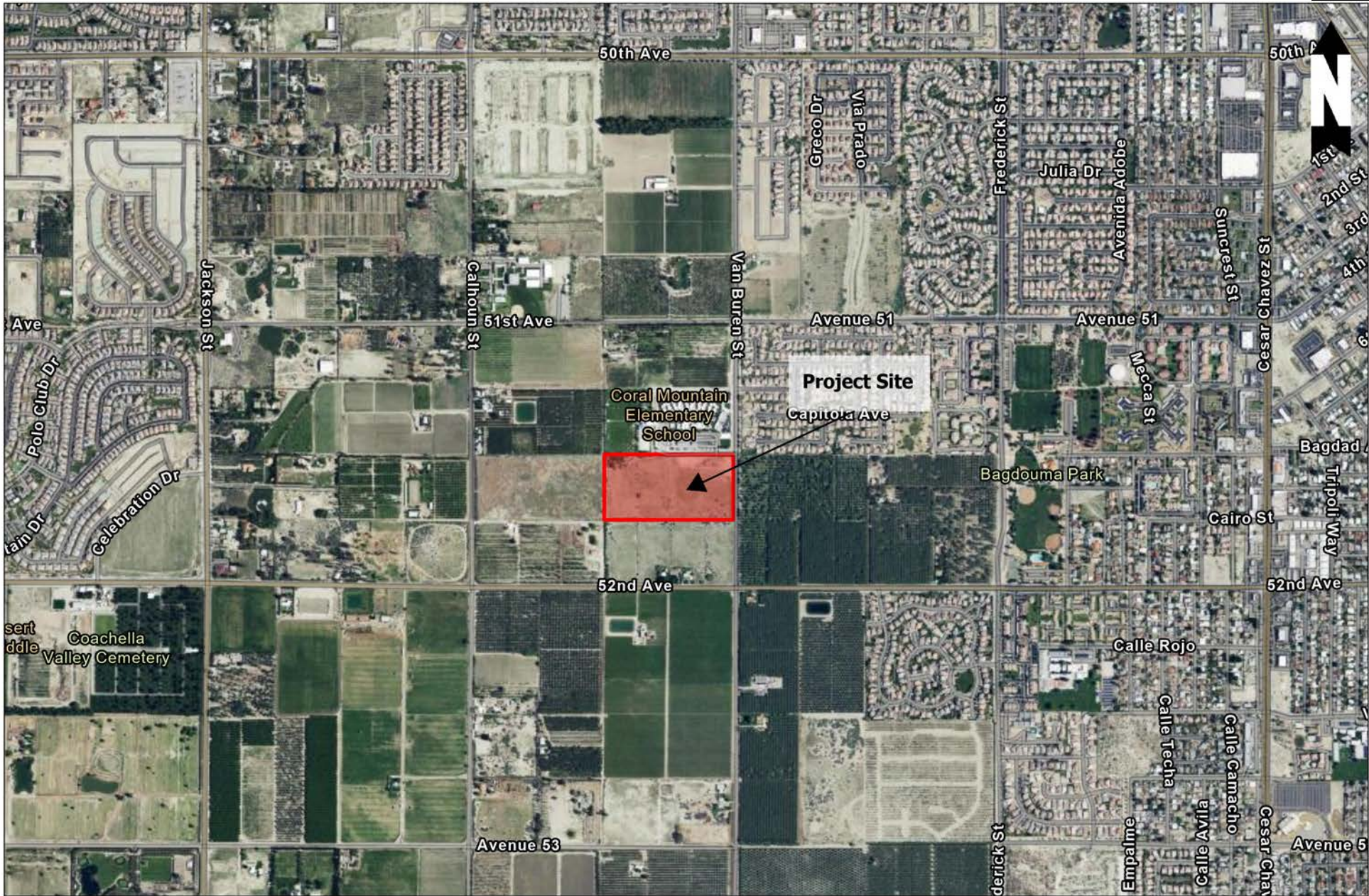
1.3 Project Summary

The project consists of a 111-lot residential development on an approximately 19.20 acre undeveloped site at the southwest corner of Van Buren Street and Frida Way in the City of Coachella. The development proposes 4,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space.

The community park areas will include a meandering path, shade structures, open turf area, and regionally appropriate landscaping. The development proposes 81 of the lots to have single family homes with attached accessory dwelling units (ADU's). The remaining 30 lots are proposed to have only single family homes. However, all lots could have accessory dwelling units as allowed by state and local requirements. The ADU's have been added to the project in order to comply with the regulations of SB-330 which prohibits down-zoning. Adding ADU's to 81 of the 111 dwelling units brings the density to 10 dwelling units per acre.



1 in = 5.9 mi

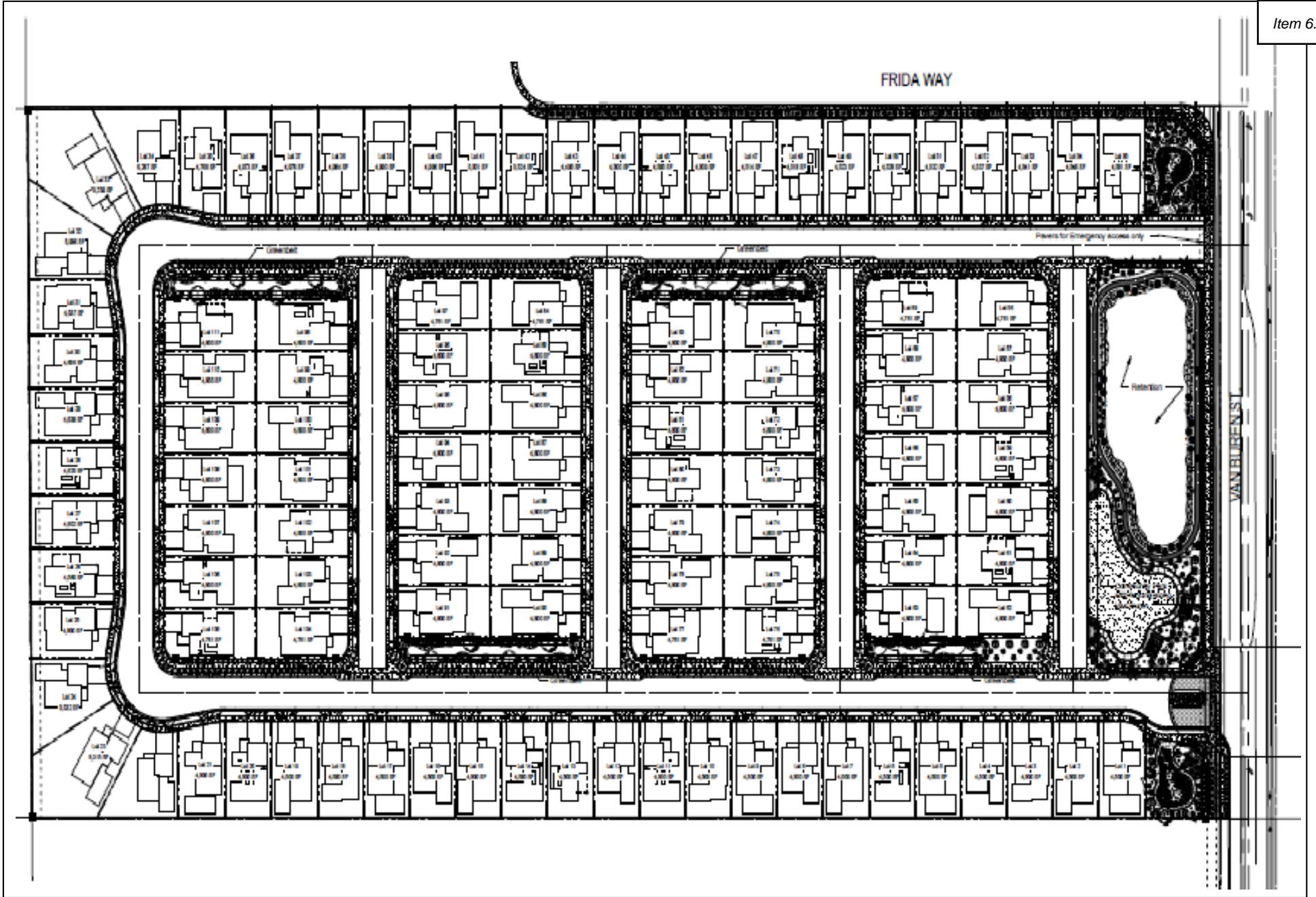


1 in = 0.26 mi



Vicinity Map
Encanto Housing Development

Exhibit



2. MODIFICATIONS TO THE PLANNED UNIT DEVELOPMENT

Development within Encanto Housing Development is required to substantially conform to the physical characteristics and design concepts set forth in this Planned Unit Development (PUD). The City has the discretion to determine if implementing actions substantially conform to the development standards in this document. If an implementing action does not substantially conform, a formal modification to this PUD may be required. The process required to modify the PUD will require a modification to the Conditional Use Permit (CUP) associated with the PUD. The process to modify a CUP is outlined in Section 17.74.020 of the City of Coachella Development Code.

3. ADMINISTRATION

3.1 Planned Unit Development

Upon its approval/adoption, the Encanto Housing Development, as approved by the City of Coachella City Council, will become the primary document governing land use regulations. The Encanto Housing Development PUD has development standards and land use regulations that will replace the corresponding standards in the City of Coachella's Municipal Code. Where the Planned Unit Development does not address a standard or subject, the applicable City code and/or ordinance shall apply. The Corresponding Conditional Use Permit for the Encanto Housing Development shall run with the property once the project is built and is transferrable to future owners of the property.

Per section 17.74.050, the Conditional Use Permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

Per section 17.74.050, prior to the expiration of the Conditional Use Permit, the property owner may renew the CUP for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

3.2 Interpretation

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Encanto Housing Development PUD, said ambiguities shall be resolved by the Development Services Director or equivalent of the City of Coachella or their designee, in a manner most consistent with the intent, goals and policies set forth in the Encanto Housing Development PUD and the City's General Plan as outlined in Section 17.70.080. The Director's decision is appealable to the Design and Development Director and or Planning Commission in accordance with City of Coachella Municipal Code.

3.3 Implementation Program

According to Government Code 65451 of the California Planning Law, the Encanto Housing Development PUD shall include a program for implementation including regulations, conditions, programs, and additional measures as necessary to carry out the plan. In response to this requirement, the Implementation Program for the PUD and Mitigated Negative Declaration consists of the following:

3.4 Environmental Review and Mitigation Monitoring Program

The Planned Unit Development has been subjected to Environmental Review pursuant to the provisions of CEQA for a Mitigated Negative Declaration.

The Mitigation Measures adopted for this project shall comply during all stages and phases of the project's construction and operation of the facility.

3.5 Adoption of the Encanto Housing Development and Approval of the Planned Unit Development

The Encanto Housing Development PUD shall be approved by Ordinance which includes a first reading, second reading, and then take effect 30 days after the second reading. The Conditional Use Permit will be processed concurrently with the PUD Overlay change of zone and shall take effect after the 30-days have expired.

4. PROJECT SETTING

4.1 Existing Site Characteristics

The subject property is currently undeveloped, consisting of semi-disturbed natural desert areas. The property is generally flat with a gentle eastern slope from approximately 59 feet below sea level at the eastern end of the property to 53 feet below sea level in the west. Scattered, low lying desert scrub vegetation is located throughout the site. Information regarding soil type, groundwater levels, earthquake faults in the region and other pertinent environmental conditions are evaluated in the project Initial Study.

Environmental studies that have been prepared for this plan include:

- Air Quality, Greenhouse Gas and Energy Impact Study
- Biological Resources Assessment
- Cultural Resource Investigation
- Geotechnical Engineering Report
- Noise Impact Study
- Paleontological Resource Assessment
- Preliminary Hydrology Report
- Preliminary Water Quality Management Plan
- Traffic Analysis

4.2 Surrounding Land Use

As shown in Exhibit 4, Existing Land Uses, the Coral Mountain Academy elementary school is located along the northern border of the project site. Access to the school is taken from Frida Way, which borders the project's northern boundary. We have proposed to provide a sidewalk on the southern side of Frida Way, that will abut the northern parcels of Encanto Housing Development.

To the south and west, the project site is bordered by vacant, undeveloped land. Beyond the southern bordering parcel are three (3) single-family homes. To the west, the parcel is bordered by Van Buren Street and then agricultural uses beyond the street.

4.3 Existing General Plan and Zoning

The project site is currently zoned Residential Suburban (R-S) District. The Residential Suburban District is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights and similar aspects of development.

The project site is designated as Regional Retail District in the City of Coachella General Plan. The Regional Retail District is intended to provide commercial opportunities, with residential uses supporting the retail environment with a residential density of 10-15 units per acre.

The project site is located within the Van Buren Corridor Subarea 3 in the City of Coachella General Plan. The addition of the ADU's will bring the project into compliance with the density of 10-15 du/acre. This subarea is intended to transform the areas along Van Buren Street from Avenue 50 to 53 into an area of diverse mix of pedestrian oriented retail and services along the Van Buren Corridor to serve neighboring residential neighborhoods. The proposed project will provide a residential buffer between the existing

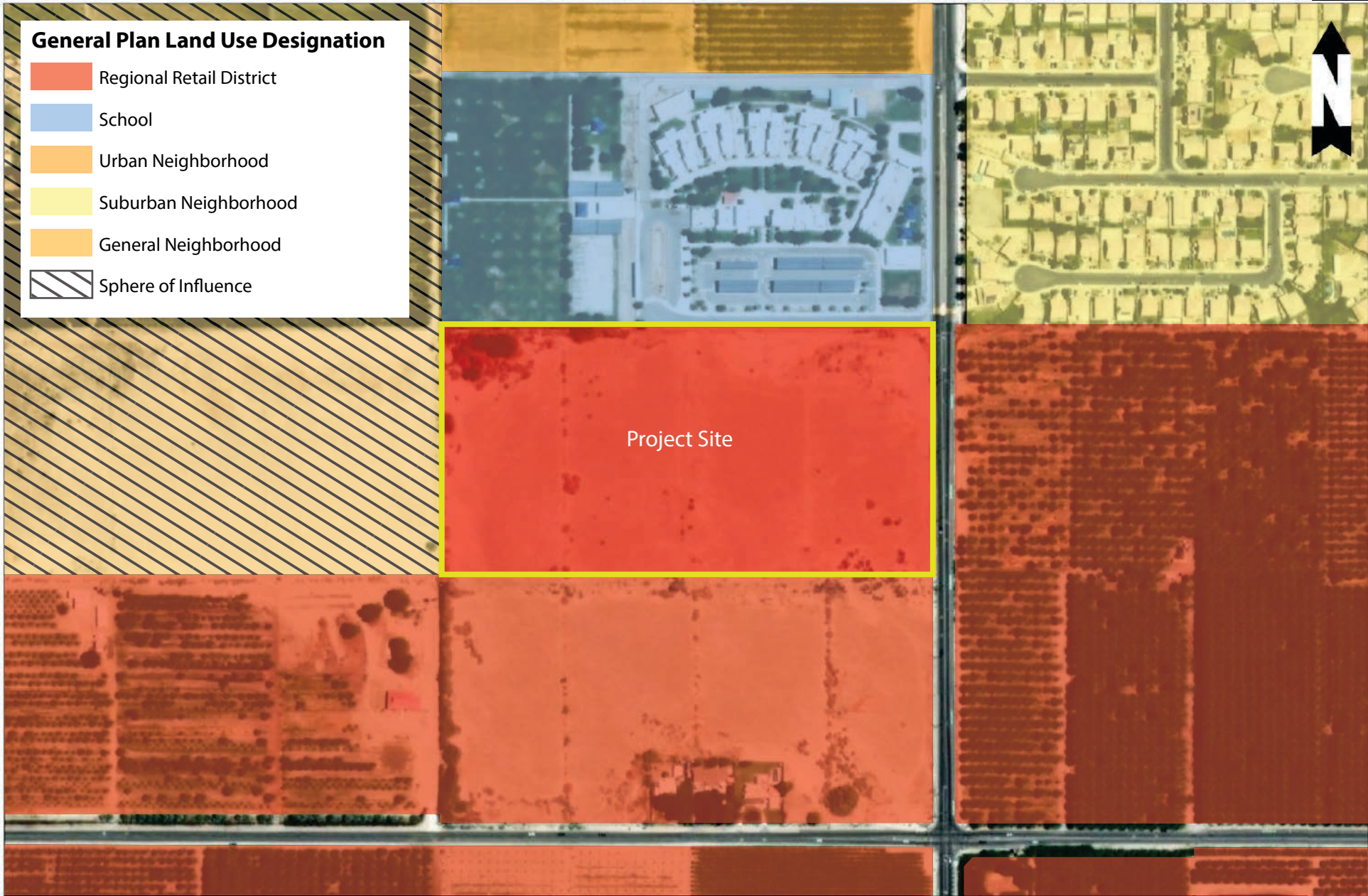


1 in = 0.07 mi

school and any future commercial uses. Once this subarea has been fully built out, residents of Encanto Housing Development will be within walking distance of retail and public services.

4.4 Proposed Zoning

The entitlements for this project include Planned Unit Development Overlay (PD-Overlay) (see Exhibit 7) to the Residential Suburban (R-S) District (see Exhibit 5). The Planned Unit Development Overlay (PD-Overlay) will allow for the development of Encanto Housing Development to provide higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying Residential Suburban (R-S) District.





1 in = 0.07 mi



Proposed Zone
 Encanto Housing Development

5. PROJECT DESCRIPTION

The proposed Project (Encanto) will consist of approximately 111 single-family homes with attached accessory dwelling units (ADU's) on 81 of the units and associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The project site is located west of Van Buren Street and between 51st Avenue and 52nd Avenue. (See Exhibit 3, Site Plan). The development proposes 4,500 square foot minimum lot sizes and includes a common park, internal roads, on-site landscaping and retention, and common open space. The development proposes 81 of the 111 lots to have single family homes with attached accessory dwelling units (ADU's). The addition of the ADU's will not increase the height of the proposed buildings beyond that of the main building and will be consistent with the models as proposed in Exhibit 3. The remaining 30 lots are proposed to have only single-family homes. However, future owners can have accessory dwelling units as allowed by state and local requirements.

The development focuses on providing homes that create outdoor rooms and an indoor/outdoor lifestyle for the residents. The two-story homes range from 2,000 square foot 3 bedroom and 2 ½ baths to 2,800 square foot 5 bedrooms and 3 ½ baths. The homes are generally oriented in an east/west direction to minimize the east/west exposures and maximize the north/south exposures for sun control and daylighting. The Accessory Dwelling Units are two-story and range from 900 to 1200 square feet.

The homes are to be California Mission Style, incorporating light colored Santa Barbara exterior plaster, dark colored siding with wide overhangs, wood trellises and covered patios to create a cohesive and unifying style that responds to the desert environment. The garage doors are to be located behind entry porches/trellises to appear recessive. Second story balconies facing the streets provide visual interest and a layering to the front façade.

The Project is in the Regional Retail District of the General Plan which allows a mix of residential and commercial land uses. This District allows high-density residential with commercial uses. The residential density requirement is 10-15 units per acre and without the ADU's the project will not satisfy the density requirement. The addition of 81 ADU's to the 111 dwelling units brings the density to 10 dwelling units per acre and therefore will satisfy the density requirements of the Regional Retail District of the General Plan. (City of Coachella General Plan 2035; April 2015). See Exhibits 5, Existing General Plan, and Exhibit 7, Proposed Zoning.

The site is zoned Residential Suburban (R-S); the Applicant intends to keep the existing R-S designation while implementing a Planned Unit Development (PUD) overlay. See Exhibit 7, Proposed Zoning.

Associated site improvements will include landscaping, utility infrastructure and on-site retention and Primary Project access will be provided along the site's eastern frontage along Van Buren Street. A roadway network will be constructed throughout the site to provide circulation. This roadway will be designed for adequate fire and access and turn radii. See Exhibit 3, Proposed Site Plan. Project construction is expected to take approximately 1.5 years.

6. DEVELOPMENT REGULATIONS

6.1 Purpose and Intent

The development regulations contained herein provide specific standards relative to permitted land use in addition to site design and construction regulations to be applied within the developed area. They are intended to protect the public health, safety and welfare and to create a harmonious relationship with the surrounding land. In general, the proposed development is consistent with the development standards of the City's Planned Unit Development Overlay (PD-Overlay) and R-S (Residential Suburban) zoning districts unless a different standard is identified below (the City's PUD and R-S Zoning Regulations are attached as Appendix A and B respectively). Should a development standard contained in this PUD conflict with an equivalent standard contained in the City of Coachella City Zoning Code, the provisions of the PUD shall take precedence. In instances where the PUD is silent, the applicable portion of the City of Coachella Zoning Code shall govern. The Development Services Director shall have the authority to approve minor adjustments during the Development Permit Review, so long as it's determined such adjustments are consistent with the PUD Land Use Plan. Any decision of the Development Services Director can be appealed, subject to the procedures outlined in City of Coachella Municipal Code Section 17.70.080.

6.2 Permitted Uses

The following identifies specific uses which are permitted in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development.

1. Single-family detached dwelling;
2. Family daycare homes;
3. Public parks and playgrounds;
4. Temporary subdivision sales offices;
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise or public health considerations;
6. Licensed day care centers for five or less children;
7. Congregate Care Facilities are only permitted subject to the rules and regulations of the State of California;
8. Community Gardens per any applicable City of Coachella Ordinance;
9. Such other similar uses as are approved by the planning commission.

6.3 Accessory Uses

The following identifies specific uses which are permitted accessory uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate incidental uses within the Planned Unit Development.

1. Accessory Dwelling Units or Junior Dwelling Units Subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law;
2. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60;
3. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60;
4. Outdoor play courts with lighting up to ten (10) feet in height;

5. Greenhouses, date orchards, and other fruit and vegetable gardens for private use;
6. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010 of the City of Coachella Municipal Code;

6.4 Conditional Uses

The following identifies specific uses which are conditional uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code and are considered appropriate uses within the Planned Unit Development. Conditional uses are subject to the issuance of a Conditional Use Permit by the City of Coachella in accordance with the procedures established by the City.

1. Single-family detached residential subdivisions;
2. Parks, playgrounds, court games and community centers;
3. Public utility distribution substations and public service facilities;
4. Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;

6.5 Prohibited Uses

The following identifies specific uses which are prohibited uses in the underlying R-S (Residential Suburban) zoning district as prescribed in Section 17.16.020 of the City of Coachella Municipal Code, and are considered inappropriate uses within the Planned Unit Development.

1. Outdoor advertising displays and billboards;
2. Storage, Parking, Maintenance of recreation vehicles or Mobile Homes;
3. Carports;
4. Maintenance of Autos and Trucks;
5. Kennels¹ and Catteries;
6. Keeping of barnyard, wild, exotic², and dangerous animals;
7. Agricultural Uses except for Community Gardens;
8. Multiple family units except when allowed by state law;
9. All other uses not specifically listed within this Planned Unit Development are prohibited.

6.6 Site Development Standards

The Encanto Housing Development PUD is intended to provide a high-quality residential environment. The character of the area shall be determined by the quality and consistency of the development standards.

To create a successful mix of diverse land uses requires that the land planning, architecture, and landscaping be fully integrated so that the buildings complement on another, and the landscaping creates necessary buffers, open space and recreational amenities.

¹ "Kennel" means any lot or structure whereon or wherein four or more dogs are kept or maintained for any purposes.

² "Exotic" animal is defined as any animal which is not normally domesticated in the United States including, but not limited to any lion, tiger, bear, non-human primate (monkey, chimpanzee, etc.), wolf, coyote, cougar, bobcat, ocelot, wildcat, skunk, boa, python, reptile, amphibian, bird, or venomous snake, irrespective of its actual or asserted state of docility, tameness or domesticity.

The following Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the Architectural Review process, consistent with the requirements of this PUD, creative planning and design is encouraged. The City’s Development Services Director shall determine if final plans are in general conformance with these guidelines and shall have the authority to allow deviations at their discretion for proposed developments that are in conformance with the City of Coachella Vision Plan Guidelines for Community Design. Modification to or deviations from these standards may be granted by the City through the procedures described in Section 2 of this PUD. Any development standard not covered by the Planned Unit Development shall use the standards of the Residential Suburban (R-S) Zone, which is Chapter 17.16 of the City of Coachella Municipal Code.

Table 1. Site Development Standards	
Minimum Lot Size	4,500 square feet
Minimum Lot Width	45 feet ¹
Minimum Lot Depth	90 feet ²
Maximum Height	28 feet above grade at any point.
Maximum Number of Stories	2 stories
Maximum Lot Coverage ³	50% (Building, ADU and garage area divided by the lot area). This calculation excludes all porches, outdoor rooms, covered patios and trellis areas.
Minimum Front Setbacks	15 feet to entry porch or trellis ⁴ .
	20 ft. to building/garage 20 Feet to garage door and/or building (garage measured from centerline of door).
Second Story Setbacks ⁵	5 ft. min. from the front most façade of the building not including the porch or trellis ³ .
Minimum Rear Setback	15 feet to building or covered porches ³ . 4 ft. for ADU’s more than 16ft. in height 0 ft. for ADU’s 16ft. or less in height
Minimum Side Setback	4 ft. (interior and street side)
	0 ft. for ADU’s 16 ft. or less in height
Garage Size	Must be a minimum of 400 square feet.

Minimum Off-Street Parking

Each dwelling unit will be required to provide a 2-car garage.

Accessory Dwelling Units and Junior Accessory Dwelling Units

¹ Lot width of knuckle lots shall be measured from 15-foot front yard setback line. Definition of lot width can be found in City of Coachella Municipal Code Section 17.06.130.

² Lot depth of knuckle lots shall be measured by taking the average of both the lots depths and must be a minimum of 90 feet.

³ Calculated by adding building and garage area and excluding all porches, outdoor rooms, covered patios and trellis areas divided by the lot area.

⁴ A porch or trellis must be open on two sides.

⁵ Second story setback does not include 2nd story covered porches.

The architectural character is to be consistent with the primary dwelling unit. Development of Accessory Dwelling Units and Junior Accessory Dwelling Units are subject to Section 17.60.010 of the City of Coachella Municipal Code or applicable changes in State Law. Accessory Dwelling Units and Junior Accessory Dwelling Units: Allowed per State and/or City regulations. The architectural character is to be consistent with the primary dwelling unit.

Fencing

The function of walls and/or fences in the Encanto Housing Development will be to provide safety, security, and privacy to all the tenants. All fencing needs to complement the architecture and landscaping on site. Block walls and fencing in the Encanto Housing Development shall comply with Section 17.16.030 of the City of Coachella Municipal Code and the following:

1. All walls/fences shall start at the 20-foot front setback line.
2. Maximum height of 6-feet
3. Block Walls are the preferred barrier along the perimeter of the Planned Unit Development Area, however wrought iron or tubular steel fencing is also appropriate. For purposes of this Planned Unit Development, tubular steel and wrought iron shall be considered the same.
4. Wrought Iron Fencing shall have rungs facing inward as shown in Figure 2. The decorative top to the fence shall be a spear or similar decoration on the top of the fence. These items are to make it more difficult for trespassers and/or those with nefarious intentions to climb the fence.
5. To provide surface relief on both wrought iron and block walls there shall be a decorative pilaster placed no more than 40 feet apart and at each corner or turn as shown in Figure 3.
6. Every wall off-set or corner turn shall also have a matching pilaster.
7. Block walls shall be composed of masonry block with a decorative cap and matching grout as shown in Figure 1. Rolled concrete is specifically prohibited.
8. Gates shall be aesthetically pleasing and be automatic as opposed to manual and have a Knox Box or other means of access for Police and Fire emergencies as approved by the Riverside County Fire Department.
9. The use of vinyl, wood, mesh, wire, chain link, serpentine, and barbed wire fences are strictly prohibited and shall not be used anywhere on within the Planned Unit Development.



Figure 1 Decorative Cap Example



Figure 2 Wrought Iron Fencing Example



Figure 3 Decorative Pilaster Example

7. DESIGN GUIDELINES

The Design Guidelines for the Encanto Housing Development have been developed as a method of achieving a high quality, cohesive design character for the proposed development. They provide specific design criteria for the development of the project, as well as encouraging creativity, imagination, and a high level of harmony and consistency within the surrounding community. Adherence to the Design Guidelines will create a desirable asset to the community and enhance the project's overall value.

These guidelines will govern the design quality for implementation of the project in the following ways:

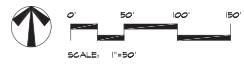
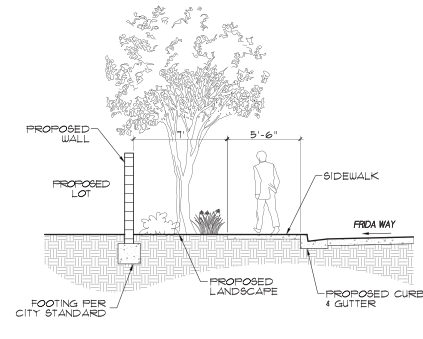
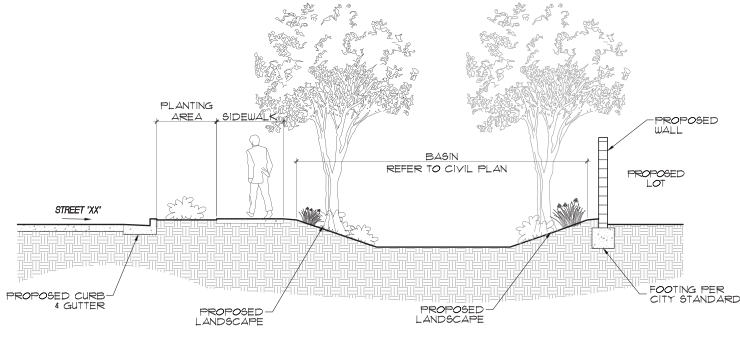
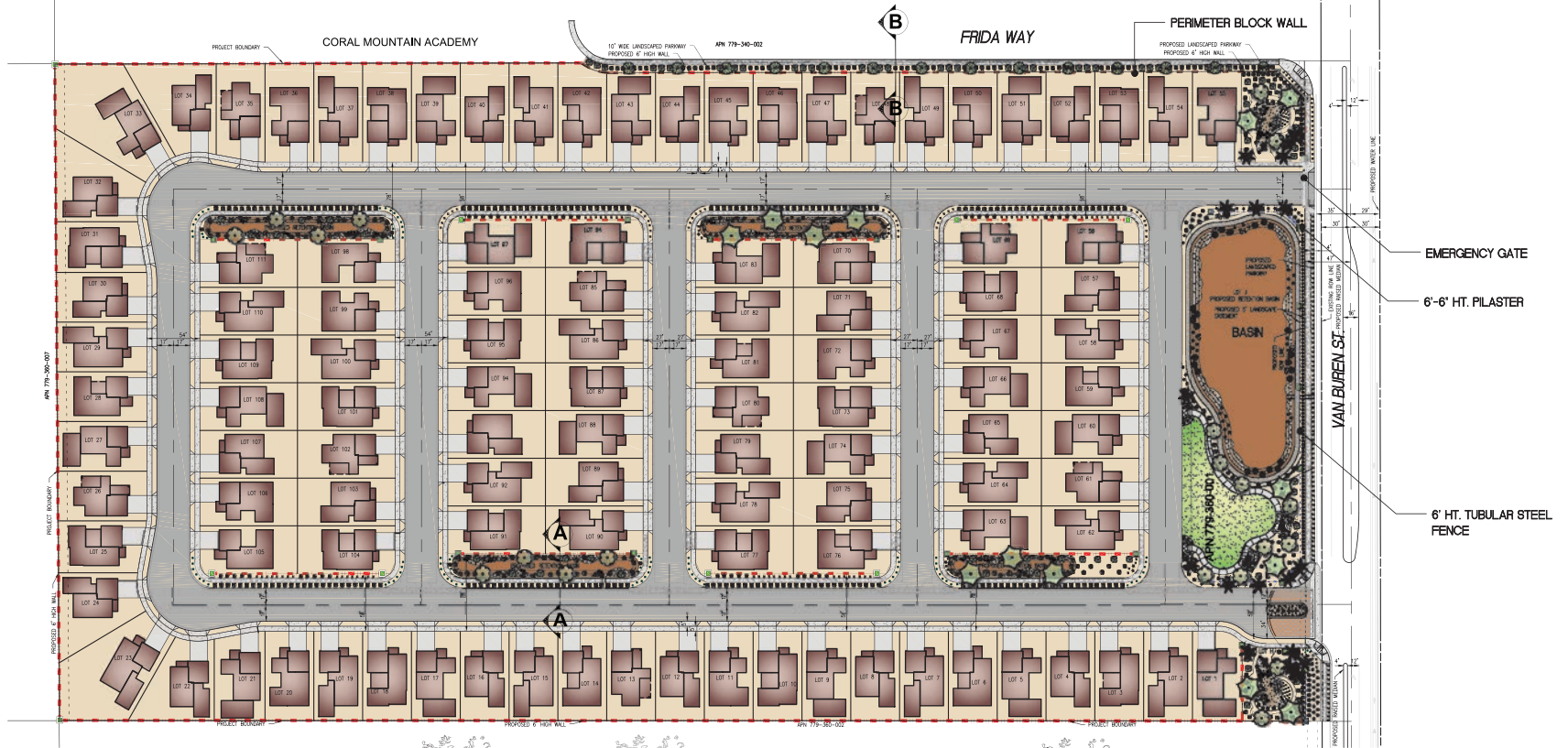
- To comply with SB-330 by adding ADUs to 81 of the 111 lots that will comply with the existing General Plan Designation of Regional Retail District with a density of 10-15 du/acre.
- To provide the City of Coachella with the necessary assurance that the PUD area will develop in accordance with the quality and character proposed;
- To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- To provide for adequate recreational open space, circulation, off-street parking, and other pertinent amenities as related to the intended use and intensity of the development;
- To provide common areas which shall be located so as to be readily accessible to all of the residences within the PUD;
- To provide overall development which shall be compatible with existing and planned land uses and with circulation pattern of adjoining properties;
- To provide guidance to City staff, the Planning Commission, and the City Council in the review of construction plans for the PUD area;
- To provide guidance in the formulation of Covenants, Conditions and Restrictions for the use of land in the PUD area.

These Design Guidelines are not intended to limit design possibilities, but rather to allow flexibility and freedom of expression. They are therefore illustrative in nature, offering a typical visual expression of potential character and appropriate design response. Since rigid rules tend to produce uniformly mediocre development projects, the Design Guidelines are intended as a statement of general design "intent" which encourage excellence and creativity on the part of the builders and design professionals in achieving exceptional results. In addition, flexibility enhances the project's economic viability in response to ever changing conditions including buyer's lifestyles and tastes, economic conditions, community desires and the marketplace.

7.1 Circulation and Streets Plan

The internal streets to the Encanto Project will be public. The main entry will be accessed via the proposed southern entrance from Van Buren Street along the project's eastern boundary. A second entryway on the northern entrance from Van Buren Street along the project's eastern boundary will be gated and use for emergency access only due to its proximity to the Coral Mountain Academy's main access road. Exhibit 21 highlights both the primary and secondary access paths as well as pedestrians' paths within the PD Overlay. The following guidelines have been developed to maintain the variation and accessibility related to circulation:

- Provide landscaping on both sides of the internal project roadways where appropriate and feasible, consistent with the overall project theme and plant palette.
- Provide a 6-foot-wide pedestrian walkway along Van Buren Street for public use.



ENCANTO
PRELIMINARY LANDSCAPE PLAN
COACHELLA, CA 92236

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA 92211
LIC# 2754, EXP 04/30/24
PH (760) 775-9131
FAX (760) 775-9132
JOB NO. 2201 DATE 4/13/23

Not to Scale



Conceptual Landscape and Fencing Plan
Encanto Planned Development

Exhibit

- Promote pedestrian circulation through the community by linking the common open space with a combination of pedestrian walkways and sidewalks.

1. Street Standards

Figures 4 through 8 provide cross section profiles of the affected public and private streets, while Table 2 describes the associated design characteristics of these affected roadways. This shall conform with the conditions of approval set by engineering. This does not include the landscape median.

Table 2. Street Classifications and Standards	
Classification/Location	Right of Way Width
Van Buren Street (Primary Arterial with Bicycle Facility; Public)	94' ROW with 11' to 12' travel lane widths, 6' sidewalk, and a 5' bike lane. See Figure 4.
Lot 'G' (Main and Emergency Access, Private)	50' ROW including two 15' travel lane widths. 6' streetscape on one (1) side. 5' streetscape and 5' sidewalk on other side. See Figure 6.
	<i>Located adjacent to Lineal Retention:</i> 72' ROW with two (2) 15' travel lane widths, 5' sidewalk and 5' streetscape area on one (1) side. 28' of ROW including a retention basin on opposite side. See Figure 5.
Lot 'D' through Lot 'F' and the North/South directed Lot 'G' (Private)	54' ROW with two (2) 15' travel lane widths, 5' streetscape area and 5' sidewalk on both sides of the ROW, see Figure 7.
Lot 'C' (Private)	54' ROW with two (2) 15' travel lane widths, 5' streetscape and 5' sidewalk on one side. On the opposite side, 10' streetscape with retention basin beyond the ROW. See Figure 8.

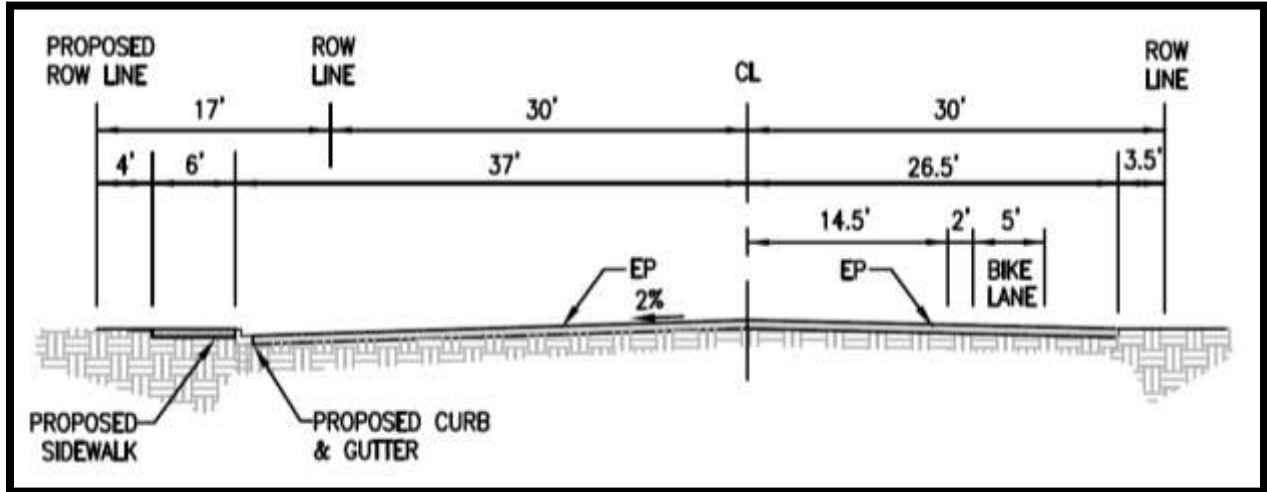


Figure 4 Van Buren Street Section

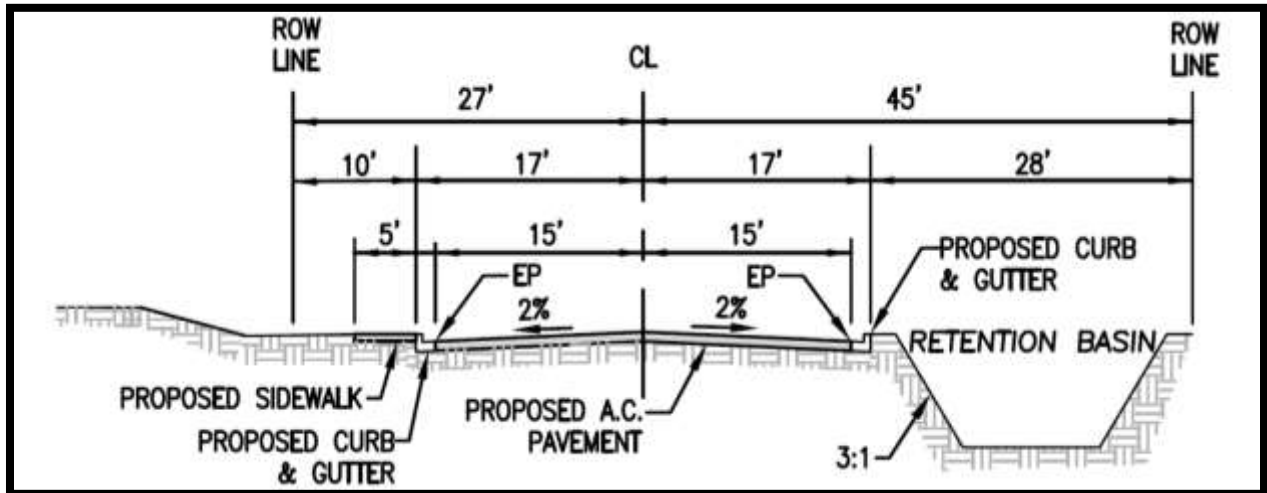


Figure 5 Lot 'G' Retention Basin Section

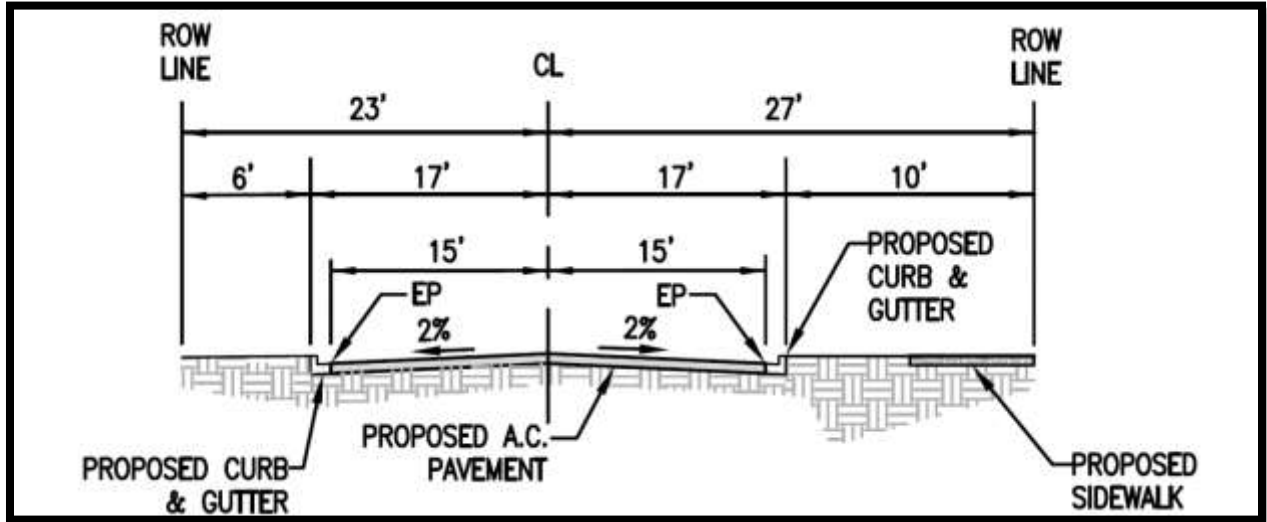


Figure 6 Lot 'G' East & West Bound Section

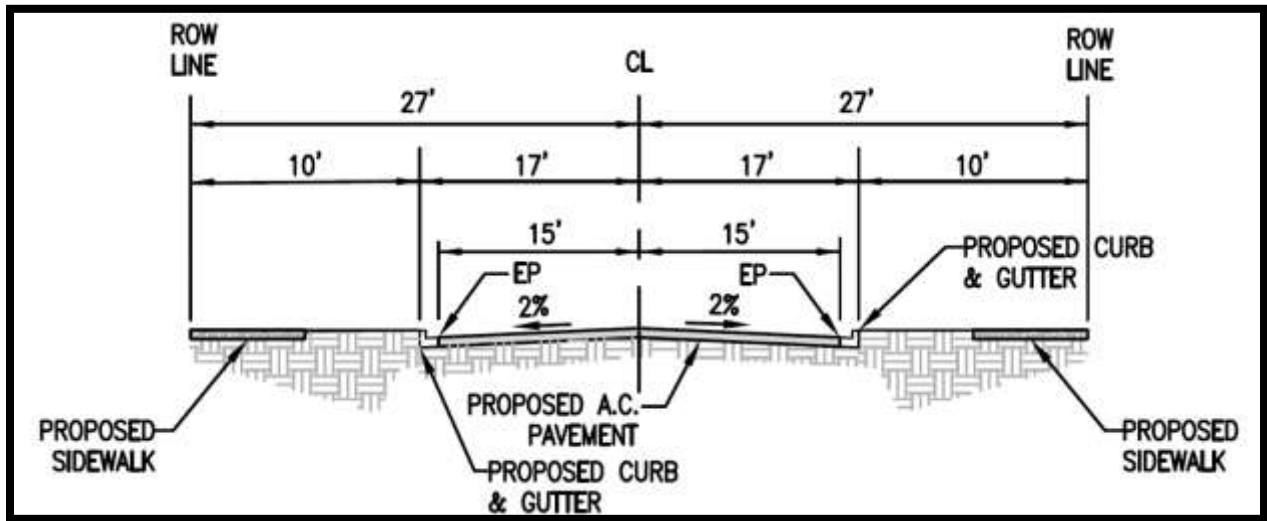


Figure 7 Lot 'G' North & South Bound and Lots 'D' through 'F' Section

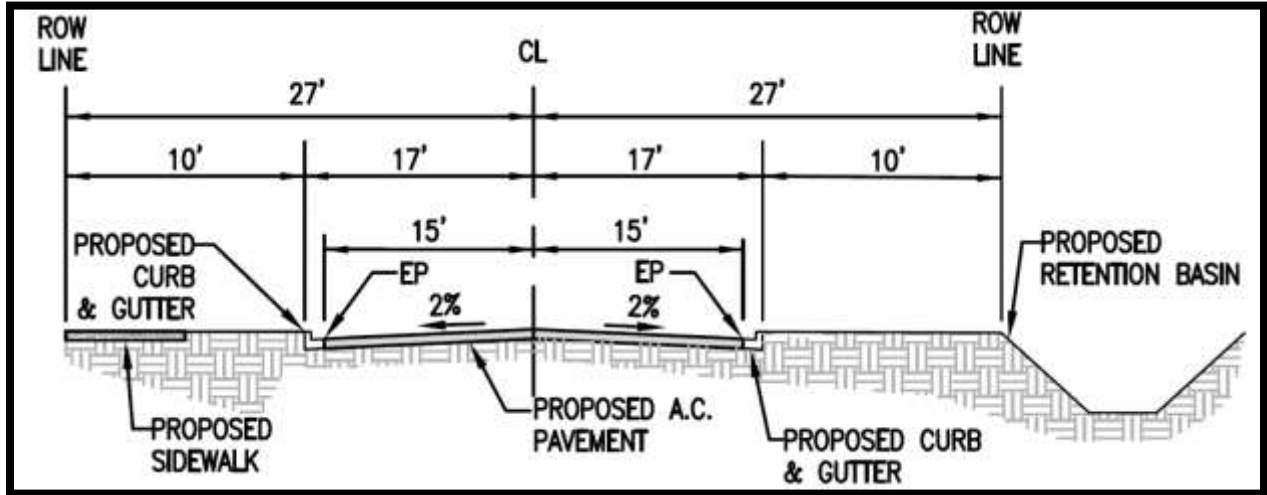


Figure 8 Lot 'C' Section

2. Pedestrian Circulation

A public walkway is to be located along the project frontage with Van Buren Street. The proposed project will install the pedestrian streetscape including sidewalk, landscaping, and fencing along Frida Way on the north border of the project site, see Figure 9. This sidewalk will provide additional pedestrian access to the Coral Mountain Academy.

Internal walkways will be located along the proposed roads within the Planned Development Overlay (See Exhibit 20). Lot 'G' will serve as the primary public roadway access to the residential community. This street connects to four main internal roadways (Lot 'C' through 'F') within the proposed community. Open Space and landscaped areas are located at key locations throughout the development and have been designed to promote safe and convenient pedestrian circulation.

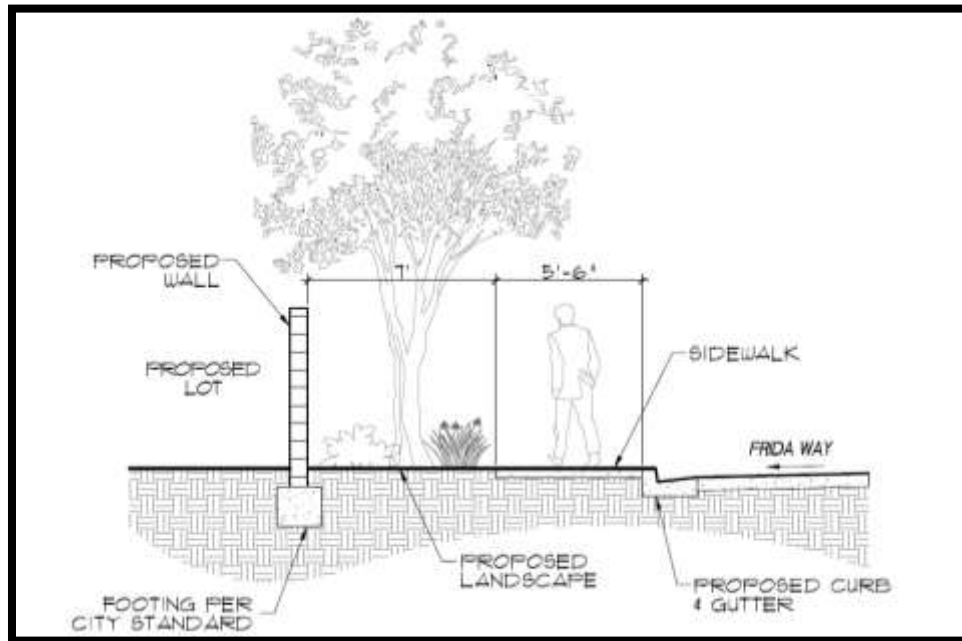


Figure 9 Frida Way Pedestrian Improvements

3. Transit Plan

The SunLine Transit Agency provides bus service to the City of Coachella and throughout the Coachella Valley. There is currently no transit service to the project site. Service nearest to the project site is offered by SunBus Lines 8, 6 and 1, which provide service on Vine Avenue. The nearest bus stop to the project site is located to the north of the project site at the intersection of Van Buren Street and Avenue 50. SunBus Line 8 provides service into the City of Indio to the north and the City of Coachella Transfer Point to the east. The developer will be required to coordinate with the SunLine Transit Agency for any new bus stops or upgraded transit facilities required to serve the project.

4. Circulation Design and Processing Requirements

- a. The project will comply with the conditions and requirements set forth by the City of Coachella Development Services Department, in accordance with this Planned Development Overlay.
- b. All intersection spacing and/or access opening shall be in accordance with the City of Coachella standards and ordinances, or as approved by the Development Services Department.
- c. All access points will conform to the traffic analysis with regards to access spacing.
- d. Whenever access into private property is controlled through the use of gates, barriers, or similar means, provisions will be made to facilitate access devices that are power operated and will have an approved override system capable of opening the gate when activated by a special key located in emergency vehicles. Devices will be equipped with backup facilities to operate in the event of power failure. The fire department will also approve all controlled access devices that are not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- e. Approved illuminated addressed will be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

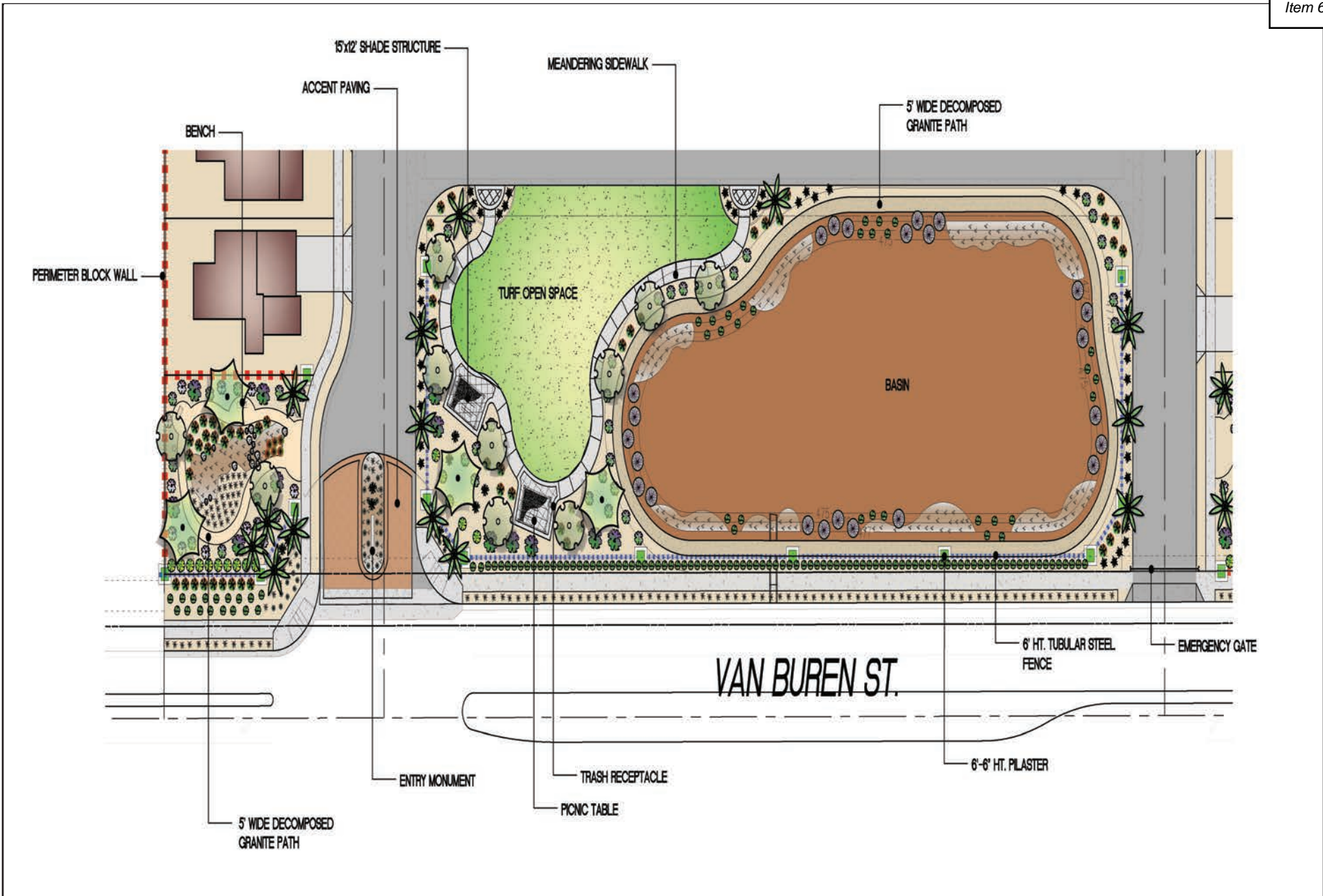
- f. Emergency access roads will be designed and maintained to support the imposed loads of fire apparatus and will be provided with a surface so as to provide all-weather driving capabilities, pursuant to the City Engineer. Fire apparatus access roads will have an unobstructed width of not less than 20 feet and an unobstructed clearance of not less than 13 feet, 6 inches.
- g. Any landscaping within the public road rights-of-way will require approval by the Development Services Department and Engineering Services to assure the continued maintenance through the establishment of a landscape maintenance district, HOA or similar means.
- h. Phased areas that are dependent on adjacent phased areas for access will be planned in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to the final tract map approval.
- i. Internal project streets will be designed as shown in this PUD to enhance traffic and pedestrian safety, as well as provide a visually interesting streetscape. All turning radii shall be approved by the Fire Department. Plans for all gated entrances and traffic calming designs or devices shall be subject to approval by the Fire Department.
- j. All proposed streets will be designed and constructed to standards acceptable by the City of Coachella. Half of the ultimate street improvements will be constructed by the developer along the frontage of the property at Van Buren Street. This public road will be entered into the City system of roads and maintenance. The landscape adjacent to this public road will be maintained by the homeowner's association.
- k. The minimum grade on concrete will be 0.35% as may be adjusted by the City Engineer and the minimum grade on asphalt will be 1.0% as may be adjusted by the City Engineer.
- l. On-street parking will be allowed on streets, except that only emergency vehicles will be allowed to park on the entry roads prior to the gate entrance.

7.2 Open Space Plan

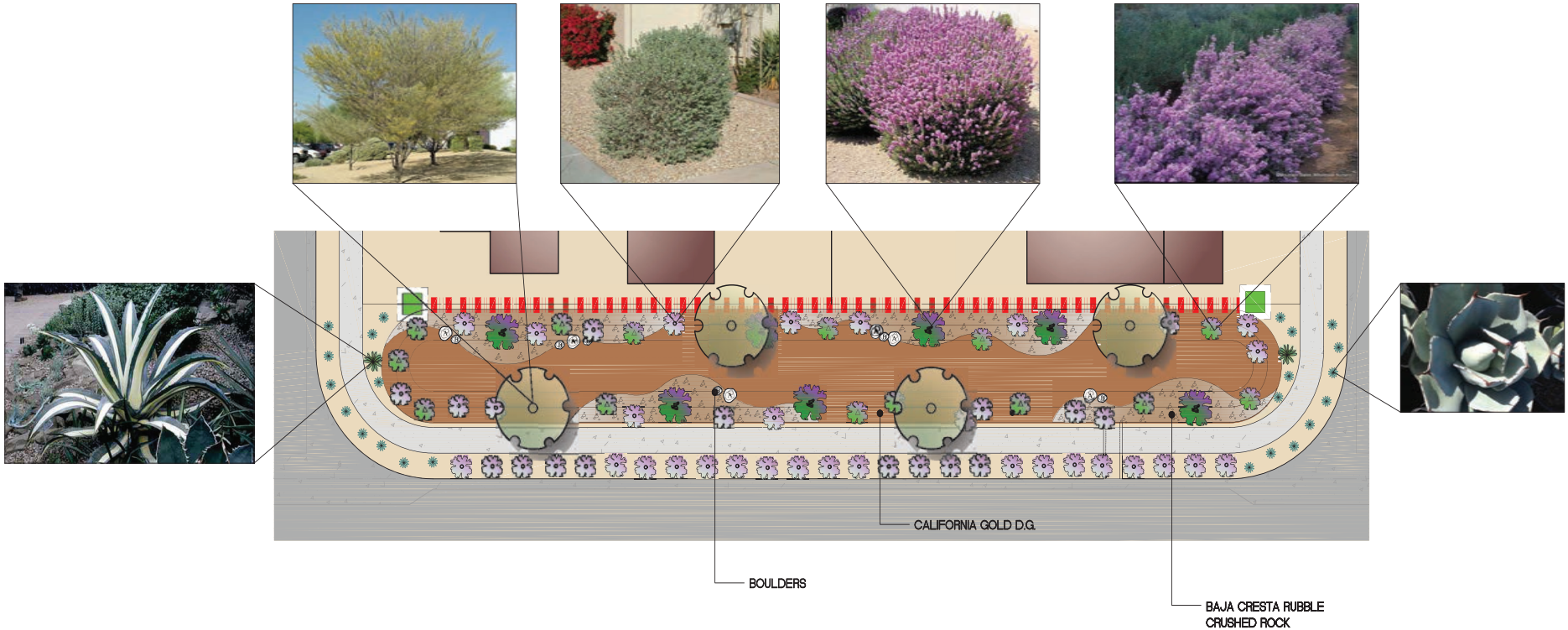
The Planned Development Overlay will provide 1.13 acres of open space for the residents and neighboring communities. The development shall have two open space areas, both on the east side of the subject property. The open space areas will provide outdoor recreational amenities that will enhance the health and quality of life for all residents in the area.

These open space areas will consist of a turf open space, picnic tables, shade structures, shaded seating areas, a meandering sidewalk and desert landscaping. Adjacent to these open space areas, there will be a retention basin with a landscaped area along the perimeter, see Exhibit 15 & 19. Together, these open space areas will serve as a community amenity and a landscaped buffer from Van Buren Street.

Open space areas will be landscaped with desert plant materials that comply with state and the City of Coachella's Landscape Development Standards. The conceptual planting list (see Exhibit 21) contained herein are intended to ensure that landscaping within the Planned Unit Development will be complementary within the development, the environment and with the adjacent community.



Not to Scale



Not to Scale

PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE NOTES WATER USE



TREES & PALMS

	PARKINSONIA X DESERT MUSEUM "DESERT MUSEUM PALO VERDE"	24" BOX SINGLE TRK. STND.	0.2 LOW
	ACACIA ANEURA "MLGA"	24" BOX SINGLE TRK. STND.	0.2 LOW
	RHUS LANCEA "AFRICAN SUMAC"	24" BOX	0.5 MOD
	PHOENIX DACTYLIFERA "DATE PALM"	18" B.T.H DIAMOND CUT	0.5 MOD

TREES WITHIN EXISTING OR FUTURE ROWS OR WITHIN 3 FEET OF PUBLIC SIDEWALKS WILL INCLUDE DEEP ROOT BARRIERS.

ACCENTS

	ASAVE AMERICANA "CENTURY PLANT"	5 GAL.	0.2 LOW
	ASAVE MEDIOPICTA "MEDIOPICTA AGAVE"	5 GAL.	0.2 LOW
	HESPERALOE PARVIFLORA "VAR. DESERT FLAMENCO"	5 GAL.	0.2 LOW
	ASAVE PARRYI VAR. TRUNCATA "ARTICHOKE AGAVE"	5 GAL.	0.2 LOW

SHRUBS

	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD"	5 GAL.	0.2 LOW
	TECOMA STANS "YELLOW BELLS"	5 GAL.	0.5 MOD
	LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY"	5 GAL.	0.2 LOW
	RUSSELLIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	0.5 MOD
	LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"	5 GAL.	0.2 LOW

GROUNDCOVER & GRASSES

	MUHLENBERGIA CAPILLARIS "RESAL MIST"	5 GAL.	0.5 MOD
	CARISSA "GREEN CARPET"	5 GAL.	0.5 MOD
	3/8" MINUS MOJAVE GOLD DECOMPOSED GRANITE LAID 2" THICK LAYER		
	LAWN TO BE TIPGREEN 929 SOD, OVERSEEDED W/ BERMUDA (OCTOBER-MAY INSTALLATION)		

IRRIGATION SPECIFICATIONS:

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - ANTI-DRAIN CHECK VALVES
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
 - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH.
 - IRRIGATION DESIGN WILL MEET LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.

Not to Scale

7.3 Building Massing Plan

The purpose of this section is to establish a cohesive building scale and mass within the Planned Development Overlay. The building massing guidelines contained herein are intended to ensure that the design of individual structures will be complementary within the development and with the adjacent community. The main objective is to encourage superior architectural design, while permitting the developer or designer flexibility to design a variety of products with their own unique identity and design integrity.

Roofs

House Roofs shall be either low slope (1"/ft. or less) or gabled/hip roofs with a 3:12 minimum slope.

Roof Overhangs

Sloped Roofs shall have a minimum 2' – 0" overhang.

Offsetting Planes

Offsetting Planes: The front building façade shall have at least two offsetting planes with an offset at the first floor of 5 ft. or more (exclusive of front porch or trellis) for 25 to 50% of the lot width. See Exhibit 10 & 12.

Front Porch or Trellis Requirement

Front Porch or Trellis Requirement: Each home shall have a front porch or trellis at the front entrance that extends at least 3 ft. closer to the street than the garage doors as measured to the vertical support. See Exhibit 11 & 13.

Outdoor Room

Each house shall have an exterior open space within the building setbacks. This outdoor room shall be 150 SF Minimum with a Minimum Dimension of 10 ft. and covered with a roof or building above. The Outdoor room is to be accessed by a minimum of 6 ft. of net clear opening width. See Exhibit 12 & 14.

Mechanical Equipment

Shall not be visible from the street.

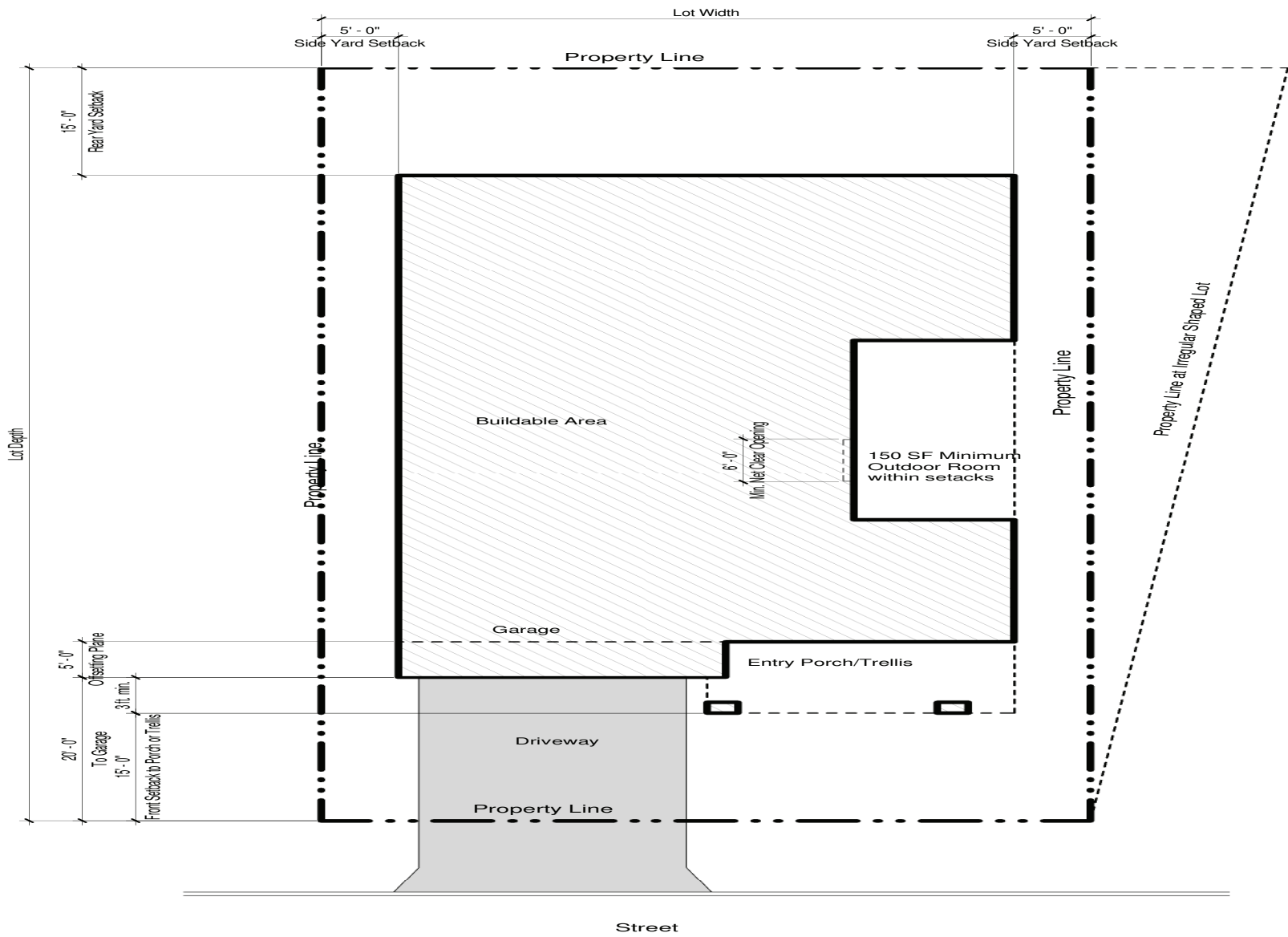
Photovoltaic Panels (Solar Panels)

Shall be screened behind parapets or mounted in the same plane as the roof structure.

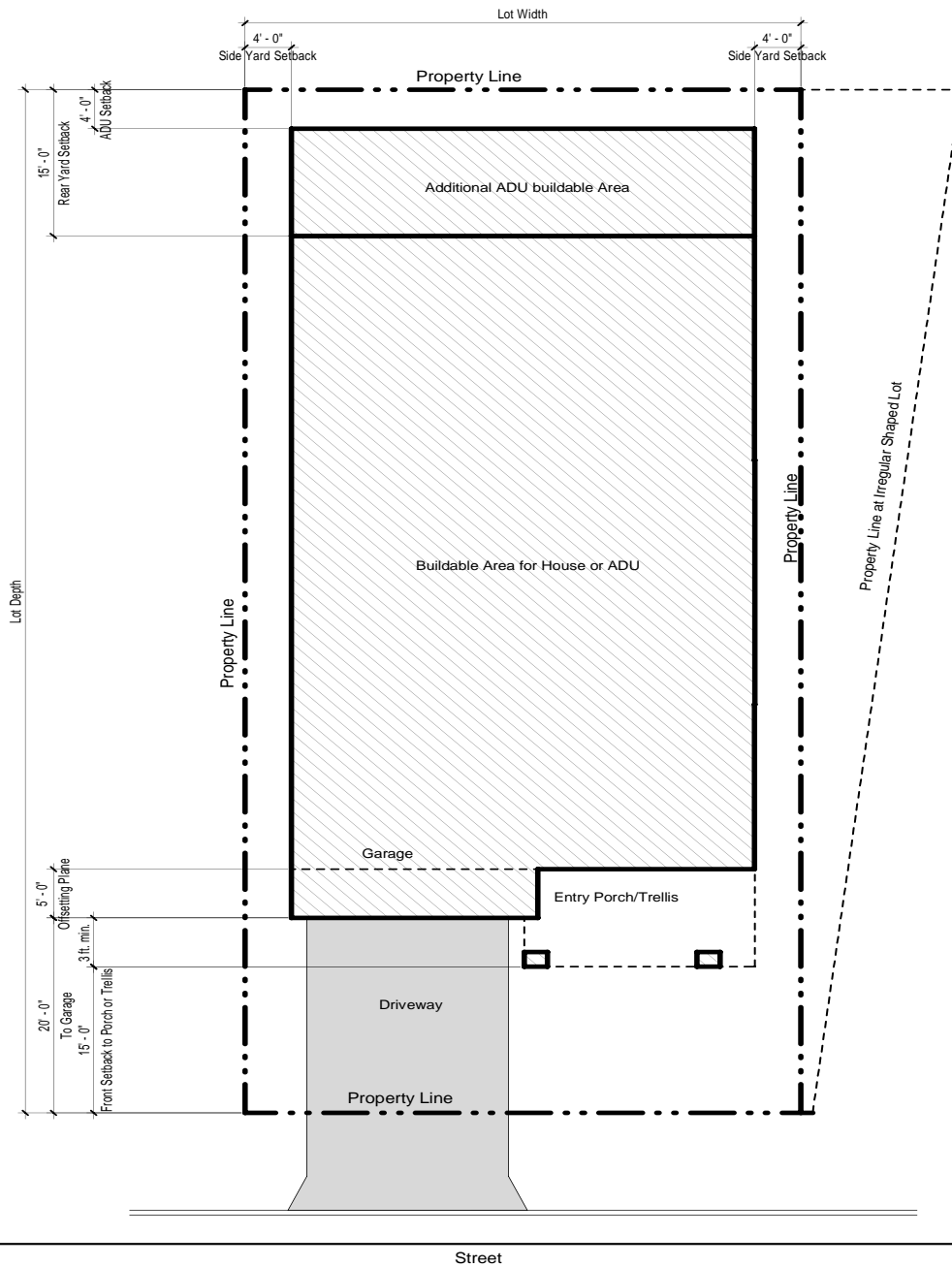
Building Accents

Each home shall have least one of the following accents that faces the street:

1. Trellis with 12" min. diameter round or 12"x18" min. rectangular exterior plaster columns, 4"x12" min. wood beams and 4"x4" min. secondary wood members. Trellises shall provide 25% shade, minimum, and/or
2. Arch with exterior plaster finish that is a semi-circle with a 5 ft. min. radius dimension. Flattened arches are not allowed.

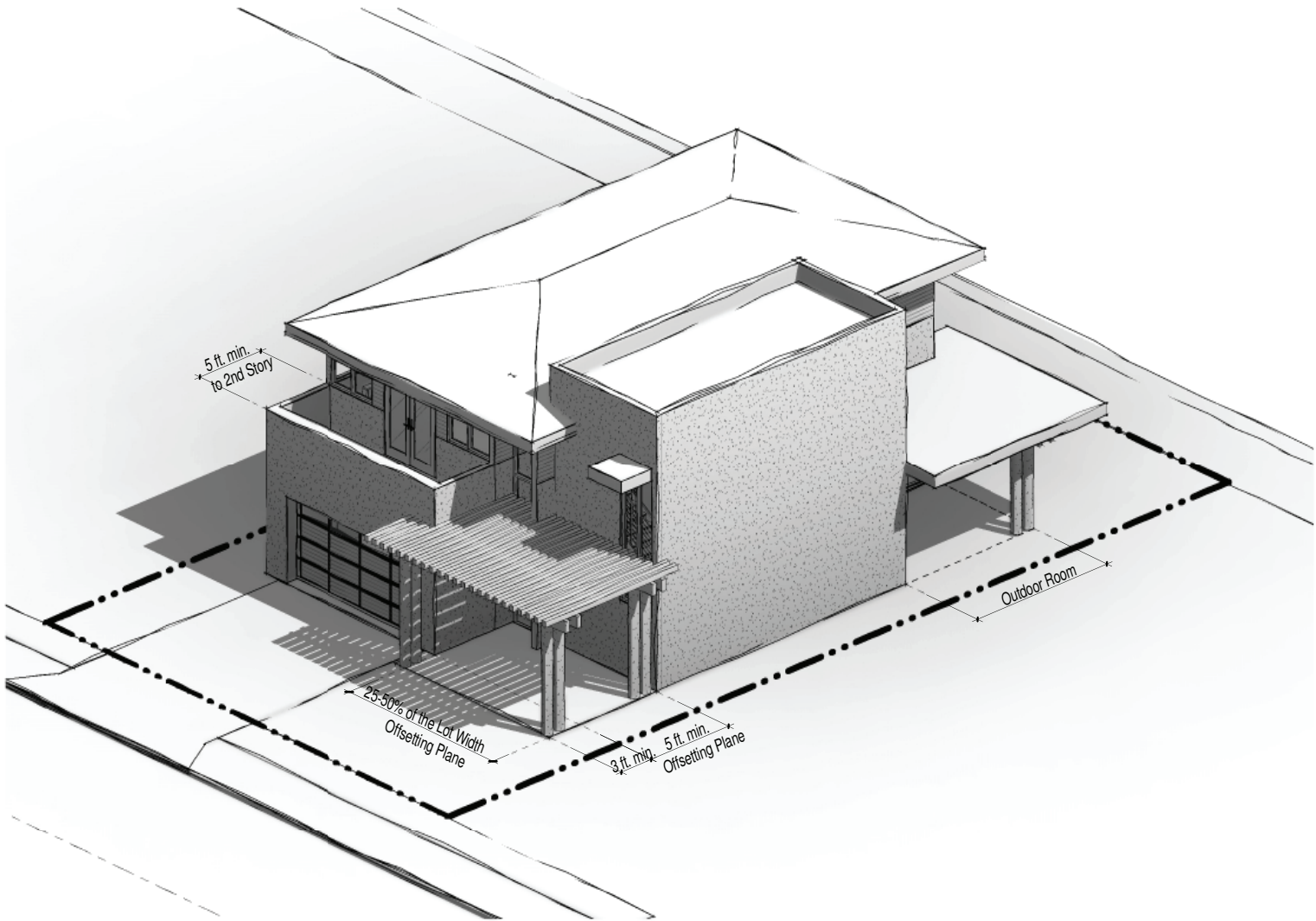


Not to Scale

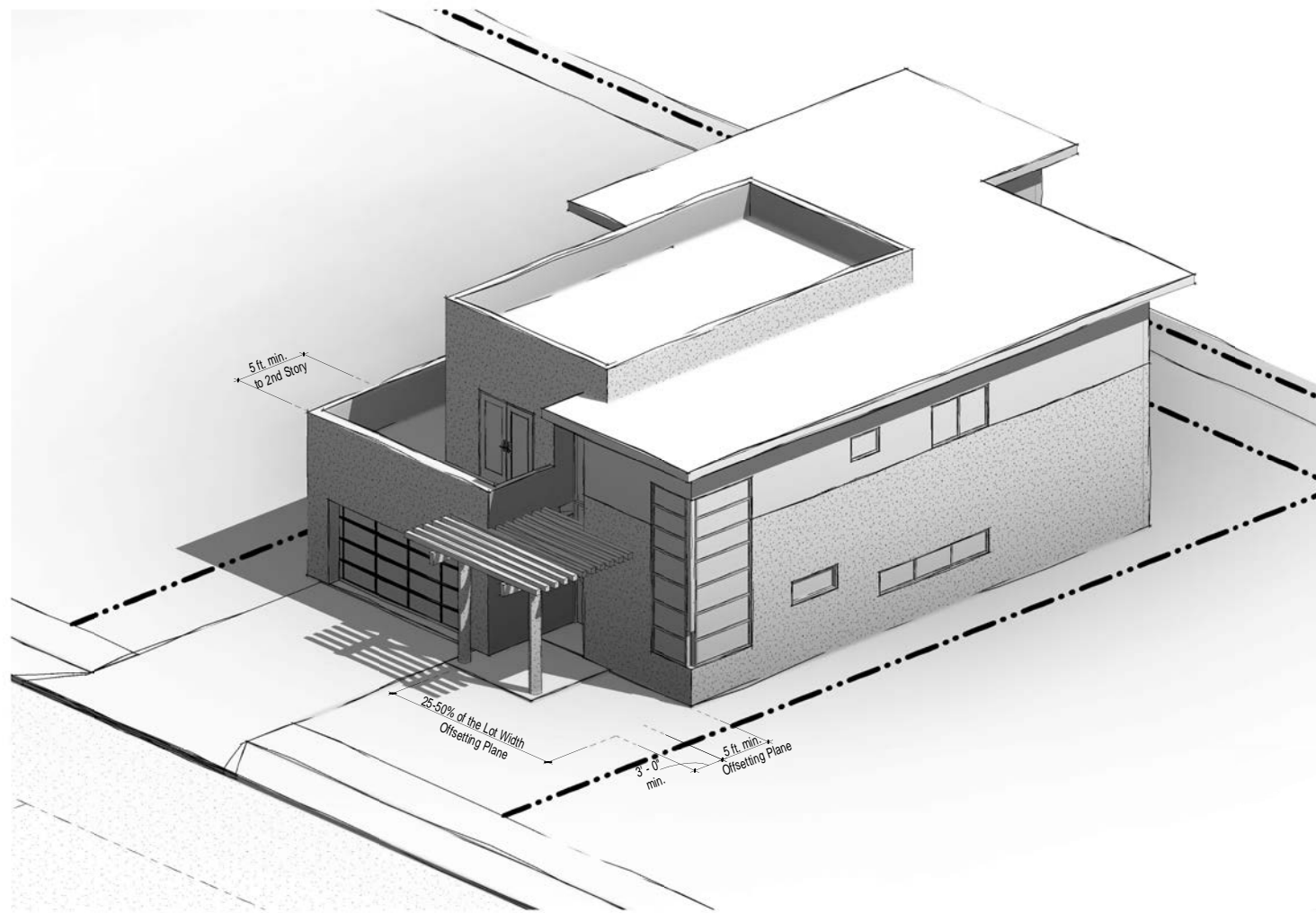


Not to Scale

Street



Not to Scale

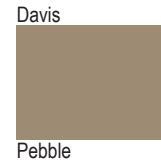


Not to Scale

Roofing (sloped)
'S' Tile



Exterior Concrete
Natural Finish



Roofing (flat)



Siding and Trim
Natural Finish
Cementitious w/ Wood Grain



Exterior Plaster
Finish - Santa Barbara



Fascia and Soffits



Windows and Doors



Trellises



Front and Garage
Wood Grain Doors



7.4 Architectural Theming

The purpose of this section is to establish the architectural character for the proposed development and set a framework of quality standards within which the developer/designer will be afforded the greatest possible opportunity for creativity. The design guidelines contained herein are intended to ensure that the design of individual structures will be responsive and complementary to the overall development and the adjacent community.

The main objective is to encourage superior architectural design, while permitting the developer/builder flexibility to design a variety of products with their own unique identity and design integrity. Plans have been submitted for typical architectural style in this document that are within the theme of California Mission/Spanish Architecture. The eventual builder can submit to the Architectural Review Committee with the detailed Elevations, Floorplans, and Colors for final approval. Exhibits 9, 10, 11, 12, 13 14, and 15 provide the broad outline of the architecture.

Specific architectural objectives are written below, and can be found in Exhibit 14 Materials Board:

Table 3. Exterior Finish Materials		
Roofing	Sloped	3:12 minimum shall be with clay or concrete barrel or ‘S’ tile roofing in earth tones
	Flat	Membrane Roofing ⁸
Wall Finishes	Exterior Plaster finish to be Santa Barbara.	
	Siding, where provided, is to be wood or cementitious with wood grain	
Windows	All windows to be recessed 2” minimum from face of exterior wall finish	
Garage Doors	Wood Grain with windows of at least 15% of door area	
Front Doors	Wood Grain	

7.5 Signs

Signage will be submitted to the Community Development Director or their designee for final approval and will provide the specifics to include the following:

Signage should be designed with appropriate scale and proportion and should relate visually to buildings and surroundings.

- Signs colors, materials, and lighting should be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign should be limited to the necessary minimum and should be composed in proportion to the area of the sign face.
- Each sign should be compatible with signs on adjoining premises and should not compete for attention.

⁸ A low slope or flat roof consisting of single-ply material.



Not to Scale



Street Renderings
Encanto Housing Development

Exhibit



Not to Scale



Not to Scale

- The type, location, height and size of signs shall be determined as a part of the permit and shall relate to the location and design of the PUD.

Exhibit 16 provides a conceptual view of the Entry Monument on Van Buren Street.



Not to Scale



Not to Scale

8. OPERATIONAL GUIDELINES

8.1 Maintenance

Open space and retention basin areas shall be maintained by the community's Homeowners Association (HOA). The Streets will be public and maintained by the city.

8.2 Other Rules and Guidelines

Asphalt and artificial turf: Use of asphalt or artificial turf will not be permitted for the purpose of surfacing driveways, sidewalks or other walkways.

Building Permits: No improvement requiring a permit or approval of any kind from any state or local governmental agency, department, bureau, or officer, may be constructed, installed, or used anywhere in the project unless the required permit(s) or approval(s) are obtained.

Codes, Covenants, and Restrictions: To be submitted to the City prior to recordation of the final map.

Clothes Lines: Must be located in rear or side yards, not more than 5-feet high and screened from view from neighboring lots and from any abutting streets, alleys, sidewalks, and walkways.

Fire Sprinklers: In accordance with City of Coachella Code Section 15.08.030, one- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

9. LIST OF PREPARERS

Madeline Luke
Assistant Planner
The Altum Group

Rich Malacoff, AICP
Principal Planner
The Altum Group



March 04, 2024

[VIA EMAIL TO:gperez@coachella.org]
City of Coachella
Mr. Gabriel Perez
53-990 Enterprise Way
Coachella, CA 92236

Re: Encanto MND

Dear Mr. Gabriel Perez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the GPA No. 22-04 project. We have reviewed the documents and have the following comments:

*The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

*Please provide the Cultural Resources Report.

*At the bottom of page 2 in the IS/MND it states AB 52 will be initiated after the project is deemed complete. We received a consultation request in 2022, was that for a different project on the same property? Consultation should be done prior to a project's completion.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

From: [Santos, Barbara](#)
To: [Gabriel Perez](#)
Cc: [Rull, Paul](#); [Vega, Jaqueline](#)
Subject: Encanto Tentative Tract Map - TTM38429; CZ 24-01; CUP 376
Date: February 26 24 3:33:15 PM
Attachments: [image001.wmz](#)
[image002.wmz](#)
[image003.png](#)

Hello Gabriel,

Thank you for transmitting the above reference project to ALUC for review. Please note that the proposed project is outside the airport influence area.

Should you have any questions, please contact Jackie Vega, ALUC Urban Regional Planner at (951) 955-0982.

Thanks,

Barbara Santos
Executive Assistant II

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

March 6, 2024

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236
gperez@coachella.org

RE: MITIGATED NEGATIVE DECLARATION (MND) FOR THE ENCANTO HOUSING PROJECT 38429, DATED FEBRUARY 12, 2024 STATE CLEARINGHOUSE # [2024020432](#)

Dear Gabriel Perez,

The Department of Toxic Substances Control (DTSC) received a MND for the Encanto Housing Project 38429. The proposed Project will consist of 111 single-family homes with 81 having an attached accessory dwelling unit (ADU). Additionally, there will be associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The Project site is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue. The development proposes 4,500 square foot minimum lot sizes and includes 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site. Following our review of the Project, DTSC recommends consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for

the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use.

2. In 3.10 and 3.10.1 of the Initial Study (Hazards and Hazardous Materials), there are no controls or mitigation measures mentioned in the event contaminants and/or hazards are encountered. If they are encountered, notify the Department of Toxic Substances Control or the Riverside County Department of Environmental Health of your findings to receive guidance on how to proceed and handle the hazardous waste.
3. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.

DTSC believes the City of Coachella must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA.

DTSC appreciates the opportunity to comment on Encanto Housing Project 38429. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor’s Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 11, 2024
Sent via email

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Encanto Housing Project TTM 38429 (PROJECT)
Mitigated Negative Declaration (MND)
SCH# 2024020432

Dear Gabriel Perez:

The California Department of Fish and Wildlife (CDFW) received a Mitigated Negative Declaration (MND) from the City of Coachella (City) for the Project pursuant to the California Environmental Quality Act (CEQA) and CEQA guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 2

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Joseph Rivani

Objective: The proposed Project will consist of 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site on a currently vacant 19.2-acre property. The eastern portion of the proposed Project would include a landscaped turf park, retention basin, along with two landscaped walking paths on both the northeast and southeast of the site. Internal concrete walkways throughout the site will be lit by streetlights. Security lighting will also be installed and dispersed throughout the roadways and any designated walkways, and these would provide new sources of nighttime lighting. Project access will be provided along the site's eastern frontage along Van Buren Street.

Location: The proposed Project is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue on a currently vacant 19.2-acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California.

Timeframe: The MND does not indicate a timeline for the start of Project construction. Project construction is expected to take approximately 1.5 years.

COMMENTS AND RECOMMENDATIONS

CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (i.e., biological resources). CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The MND has not adequately identified and disclosed the Project's impacts (i.e., direct, indirect, and cumulative) on biological resources and whether those impacts are reduced to less than significant.

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 3

CDFW's comments and recommendations on the MND are explained in greater detail below and summarized here. CDFW is concerned that the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information to facilitate a meaningful review by CDFW, including a complete and accurate assessment of biological resources on the Project site and an incomplete Project description. CDFW requests that additional information and analyses be added to a revised MND, along with avoidance, minimization, and mitigation measures that avoid or reduce impacts to less than significant.

Project Description

Compliance with CEQA is predicated on a complete and accurate description of the proposed Project. Without a complete and accurate Project description, the MND likely provides an incomplete assessment of Project-related impacts to biological resources. CDFW has identified gaps in information related to the Project description.

The MND lacks an adequate discussion of plans for artificial nighttime lighting. CDFW requests that the MND is revised to include design plans for artificial nighttime lighting and lighting specifications. Artificial nighttime lighting can negatively impact biological resources in a variety of ways as discussed in the Artificial Nighttime Lighting section below. To conduct a meaningful review and provide biological expertise on how to protect biological resources, CDFW requires a complete and accurate Project description.

Existing Environmental Setting

Compliance with CEQA is predicated on a complete and accurate description of the environmental setting that may be affected by the proposed Project. CDFW is concerned that the assessment of the existing environmental setting has not been adequately analyzed in the MND. CDFW is concerned that without a complete and accurate description of the existing environmental setting, the MND may provide an incomplete analysis of Project-related environmental impacts.

The MND lacks a complete assessment of biological resources within the Project site and surrounding area specifically as it relates to burrowing owl (*Athene cunicularia*). A complete and accurate assessment of the environmental setting and Project-related impacts to burrowing owl is needed to both identify appropriate avoidance, minimization, and mitigation measures and demonstrate that these measures reduce Project impacts to less than significant.

Mitigation Measures

CEQA requires that an MND include mitigation measures to avoid or reduce significant

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 4

impacts. CDFW is concerned that the mitigation measures proposed in the MND are not adequate to avoid or reduce impacts to biological resources to below a level of significance. To support the City in ensuring that Project impacts to biological resources are reduced to less than significant, CDFW recommends adding mitigation measures for burrowing owl, artificial nighttime lighting, Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance, as well as revising the mitigation measure for nesting birds.

1) Nesting Birds

It is the Project proponent’s responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Page 5 of the Project’s Biological Resources Assessment indicates that the “project site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that are adapted to urban environments.” The MND includes Mitigation Measures BIO-1 for nesting birds, which indicates that “in order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.” CDFW considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW is concerned about impacts to nesting birds including loss of nesting/foraging habitat and potential take from ground-disturbing activities and construction. Conducting work outside the peak nesting season is an important avoidance and minimization measure. CDFW also recommends the completion of nesting bird surveys *regardless* of the time of year to ensure that impacts to nesting birds are avoided. The timing of the nesting season varies greatly depending on several factors, such as bird species, weather conditions in any given year, and long-term climate changes (e.g., drought, warming, etc.). In response to warming, birds have been reported to breed earlier, thereby reducing temperatures that nests are exposed to during breeding and tracking shifts in availability

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 5

of resources (Socolar et al., 2017²). CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates. CDFW recommends that disturbance of occupied nests of migratory birds and raptors within the Project site and surrounding area be avoided any time birds are nesting on-site. CDFW therefore recommends the completion of nesting bird surveys *regardless of the time of year* to ensure compliance with all applicable laws pertaining to nesting and migratory birds.

CDFW recommends the City revise Mitigation Measure BIO-1 with the following additions in **bold** and removals in ~~strikethrough~~:

Mitigation Measure BIO-1: Nesting Birds

Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. ~~In order to reduce impacts to nesting birds located at the proposed Project site, a pre-construction nesting bird clearance survey shall be conducted by the proposed Project Applicant at the site prior to ground disturbance.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1 as well as CDFW-recommended MM BIO-[A], MM BIO-[B], and MM BIO-[C].

² Socolar JB, Epanchin PN, Beissinger SR and Tingley MW (2017). Phenological shifts conserve thermal niches. Proceedings of the National Academy of Sciences 114(49): 12976-12981.

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 6

2) *Burrowing Owl*

Burrowing owl is a California Species of Special Concern. Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5, and 3513. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Take is defined in Fish and Game Code section 86 as “hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill.”

Table D-1 in the MND indicates that burrowing owl have a low potential to occur onsite, and “the project site provides line of-sight observations favored by burrowing owls and limited suitable burrows (>4 inches) were observed during the field investigation. However, the site is surrounded by tall trees and utility poles that provide perching opportunities for large raptors that prey on burrowing owls and there are no corridors connecting the site to known occupied areas.” CDFW notes that utility poles only exist along the eastern edge of the Project site, and the only tall trees on the Project site are limited to several in the northwest corner. It does not appear that perching habitat for burrowing owl predators would be a significant factor in limiting the occupancy of burrowing owls across the large 19-acre site. CDFW also notes that in California, preferred habitat for burrowing owl is generally typified by short, sparse vegetation with few shrubs,³ and that burrowing owls may occur in ruderal grassy fields, vacant lots, and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat proximity.⁴ In addition, burrowing owls frequently move into disturbed areas prior to and during construction activities since they are adapted to highly modified habitats^{5,6} Page 5 of the Biological Resources Assessment indicates that California ground squirrel (*Otospermophilus beecheyi*) were detected during the field investigation. In California, California ground squirrel burrows are frequently used by burrowing owls⁷. The Project site contains suitable habitat for burrowing owl, and burrowing owl have the potential to move onto the Project site before the start of Project construction.

³ Haug, E. A., B. A. Millsap, and M. S. Martell. 1993. Burrowing owl (*Speotyto cunicularia*), in A. Poole and F. Gill, editors, *The Birds of North America*, The Academy of Natural Sciences, Philadelphia, Pennsylvania, and The American Ornithologists' Union, Washington, D.C., USA.

⁴ Gervais, J. A., D. K. Rosenberg, R. G. Anthony. 2003. Space use and pesticide exposure risk of male burrowing owls in an agricultural landscape. *Journal of Wildlife Management* 67: 155-164.

⁵ Chipman, E. D., N. E. McIntyre, R. E. Strauss, M. C. Wallace, J. D. Ray, and C. W. Boal. 2008. Effects of human land use on western burrowing owl foraging and activity budgets. *Journal of Raptor Research* 42(2): 87-98.

⁶ Coulombe, H. N. 1971. Behavior and population ecology of the Burrowing Owl, *Speotyto cunicularia*, in the Imperial Valley of California. *Condor* 73:162-176.

⁷ Ronan, N. A. 2002. Habitat selection, reproductive success, and site fidelity of burrowing owls in a grassland ecosystem. Thesis, Oregon State University, Corvallis, Oregon, USA.

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 7

CDFW is also concerned about the limited information provided in the MND and its supporting documents regarding surveys for burrowing owl. Regarding survey methods, the Biological Resources Assessment indicates that the field assessment “inventoried and evaluated the extent and conditions of the plant communities found within the boundaries of the project site and a 200-foot buffer on March 10, 2022. Plant communities identified on aerial photographs during the literature review were verified by walking meandering transects through the plant communities and along boundaries between plant communities.” The Project’s Biological Resources Assessment does not indicate if a habitat assessment for burrowing owl was conducted or how surveys for burrowing owl were implemented during the field survey on March 10, 2022. The MND and supporting documentation also lack the findings of a burrowing owl survey, such as a map showing the locations of suitable burrows for burrowing owl.

Given the MND’s lack of discussion on survey methods for burrowing owl and lack of findings from a recent habitat assessment and surveys for burrowing owl following the guidelines in the *Staff Report on Burrowing Owl Mitigation*, the number of suitable and occupied burrows within the Project site and surrounding areas is unknown. The Biological Resources Assessment indicates that “limited suitable burrows (>4 inches) were observed” (Table D-1 of the MND). Because suitable habitat for burrowing owls exists within the Project site, CDFW recommends the MND is revised to include the findings of focused surveys for burrowing owl following guidelines outlined in the *Staff Report on Burrowing Owl Mitigation*⁷. Focused surveys for burrowing owl provide information needed to determine the potential effects of proposed projects and activities on burrowing owls, and to avoid take in accordance with Fish and Game Code sections 86, 3503, 3503.5, and 3513. If focused surveys confirm occupied burrowing owl habitat in or adjacent to the Project area, CDFW recommends that the MND is revised to include an impact assessment per guidelines in the *Staff Report on Burrowing Owl Mitigation*. Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of the proposed Project. Focused surveys and an impact assessment will also inform appropriate avoidance, minimization, and mitigation measures for the Project and help demonstrate that impacts to burrowing owls are less than significant.

The MND lacks avoidance and minimization measures for burrowing owl and a mitigation measure for burrowing owl. To support the City in reducing impacts to burrowing owl to a level less than significant, CDFW recommends that the City add the following mitigation measure to a revised MND:

Mitigation Measure BIO-[A]: Burrowing Owl Surveys

Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 8

the *Staff Report on Burrowing Owl Mitigation* prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version). Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the *Staff Report on Burrowing Owl Mitigation*. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.

3) *Artificial Nighttime Lighting*

The Proposed project will result in new sources of artificial nighttime lighting. Page 13 of the MND indicates that “security lighting will also be installed and dispersed throughout the roadways and any designated walkways, and these would provide new sources of nighttime lighting”. The MND lacks any additional details on the Project’s lighting plans and lighting specifications or additional avoidance and minimization measures associated with artificial nighttime lighting. The Project is located adjacent to open-space areas to the west and south and agricultural areas to the east and northwest—areas that provide suitable nesting, roosting, foraging, and refugia habitat for birds, migratory birds that fly at night, bats, other nocturnal and crepuscular wildlife.

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 9

Agricultural areas to the east and northwest of the Project site comprise date palm (*Phoenix dactylifera*) orchards. In California, western yellow bats (*Lasiurus xanthinus*; California Species of Special Concern; CVMHCP Covered Species) appear to roost exclusively in the skirts of dead fronds of both native and non-native palm trees and appear to be limited in their distribution by availability of palm habitat.⁸ Western yellow bats likely form small maternity groups in palm trees.⁹ Some individuals or populations may be migratory, although some individuals appear to be present year-round, even in the northernmost portion of the range including southern California. Table D-1 in the MND indicates that “date palms orchards and water detention basin to the northwest provide suitable foraging habitat and potential roosting opportunities” for western yellow bats. Birds like hooded oriole (*Icterus cucullatus*) primarily nest in palm trees and build hanging nests on the undersides of palm fronds¹⁰. The open-space areas to the south of the Project site include vegetation that provides suitable habitat for nesting birds.

The Project’s proposed artificial nighttime lighting has the potential to significantly and adversely affect wildlife in the open-space and agricultural areas adjacent to the Project site. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation¹¹. Many species use photoperiod cues for communication (e.g., bird song¹²), determining when to begin foraging¹³, behavioral thermoregulation¹⁴, and migration¹⁵. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it⁸.

CDFW recommends the MND is revised to include an analysis of the direct, indirect, and cumulative impacts of artificial nighttime lighting expected to adversely affect biological resources within open-space and agricultural areas adjacent to the Project site. CDFW also recommends the MND is revised to include lightning design plans and

⁸ Bolster, B.C., Bolster, B.C., (ed.). 1998. Terrestrial Mammal Species of Special Concern in California. Draft Final Report. May. Sacramento, CA. Prepared by Paul W. Collins. Prepared for California Department of Fish and Game, Nongame Bird and Mammal Conservation Program, Sacramento, CA.

⁹ Life History Account for Western Yellow Bat, California Department of Fish and Wildlife, February 2008.

¹⁰ Garrett, K., and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc., Los Angeles.

¹¹ Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. *Biological Reviews*, 88.4: 912-927.

¹² Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. *The Condor* 108:130–139.

¹³ Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. *Current Biology* 19:1123–1127.

¹⁴ Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. *Ecology* 58:98–108.

¹⁵ Longcore, T., and C. Rich. 2004. Ecological light pollution - Review. *Frontiers in Ecology and the Environment* 2:191–198.

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 10

lighting specifications to allow CDFW to conduct a meaningful review and provide appropriate biological expertise. Also, the MND lacks a mitigation measure for artificial nighttime lighting. To support the City in avoiding or reducing impacts of artificial nighttime lighting on biological resources to less than significant, CDFW recommends that the City add the following mitigation measure to a revised MND:

Mitigation Measure BIO-[B]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City of Coachella and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City of Coachella and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at <http://darksky.org/>). The City of Coachella and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

4) Coachella Valley Multiple Species Habitat Conservation Plan

Local Development Mitigation Fee

The Project is located within the CVMSHCP Plan Boundary and outside of a Conservation Area. Page 9 of the Project's Biological Resources Assessment indicates that "with implementation of these measures, and payment of the CVMSHCP mitigation fee, the proposed project would be fully consistent with the biological goals and objectives of the CVMSHCP." To document the City's obligation as a Local Permittee under the CVMSHCP to impose a local development mitigation fee for this Project, CDFW recommends the City add the following mitigation measure to a revised MND:

Mitigation Measure BIO-[C]: CVMSHCP Compliance

Prior to construction and issuance of any grading permit, the City of Coachella shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee and transfer of revenues to the Coachella Valley Conservation Commission.

5) Landscaping

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 11

Page 37 of the MND indicates that the Project “shall only use drought-tolerant landscaping”. No other details are provided in the MND on the Project’s proposed landscaping plans. CDFW recommends incorporation of water-wise concepts in any Project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). Native plants support butterflies, birds, reptiles, amphibians, small mammals, bees, and other pollinators that evolved with those plants. More information on native plants suitable for the Project location and nearby nurseries is available at Calscape: <https://calscape.org/>. Local water agencies/cities and resource conservation cities in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California’s Save our Water website: <https://saveourwater.com/>. CDFW also recommends that the MND include recommendations regarding landscaping from Section 4.0 of the CVMSHCP “Table 4-112: Coachella Valley Native Plants Recommended for Landscaping” (pp. 4-180 to 4-182; <https://cvmshcp.org/plan-documents/>).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City in identifying and mitigating Project impacts to biological resources. CDFW concludes that

Gabriel Perez, Development Services Director
City of Coachella
March 11, 2024
Page 12

the MND does not adequately identify or mitigate the Project's significant, or potentially significant, impacts to biological resources. CDFW also concludes that the MND lacks sufficient information for a meaningful review of impacts to biological resources, including a complete assessment of biological resources and Project description. The CEQA Guidelines indicate that recirculation is required when insufficient information in the MND precludes a meaningful review (§ 15088.5) or when a new significant effect is identified and additional mitigation measures are necessary (§ 15073.5). CDFW recommends that a revised MND, including a complete assessment of biological resources and Project description, be recirculated for public comment. CDFW also recommends that revised and additional mitigation measures and analysis as described in this letter be added to a revised MND.

CDFW personnel are available for consultation regarding biological resources and strategies to avoid and minimize impacts. Questions regarding this letter or further coordination should be directed to Jacob Skaggs, Senior Environmental Scientist Specialist, at jacob.skaggs@wildlife.ca.gov.

Sincerely,

DocuSigned by:

84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

Attachment 1: MMRP for CDFW-Proposed Mitigation Measures

ec:

Heather Brashear, Senior Environmental Scientist (Supervisor), CDFW
Heather.Brashear@Wildlife.ca.gov

Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@opr.ca.gov

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 13

ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Mitigation Measure BIO-1: Nesting Birds</p> <p>Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Construction activities may not occur inside the established buffers, which shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.</p>	<p>Timing: No more than 3 days prior to vegetation removal or ground-disturbing activities.</p> <p>Methods: See Mitigation Measure</p>	<p>Implementation: City of Coachella and Project proponent</p> <p>Monitoring and Reporting: City of Coachella</p>
<p>Mitigation Measure BIO-[A]: Burrowing Owl Surveys</p> <p>Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the <i>Staff Report on Burrowing Owl Mitigation</i> prior to vegetation removal or ground-disturbing activities. If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The</p>	<p>Timing: Focused surveys: Prior to vegetation removal or ground-disturbing activities. Pre-construction surveys: No less than 14 days prior to start of Project-related activities and within 24</p>	<p>Implementation: City of Coachella and Project proponent</p> <p>Monitoring and Reporting: City of Coachella</p>

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 14

<p>Burrowing Owl Plan shall describe proposed avoidance, minimization, mitigation, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe minimization and relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and approval.</p> <p>Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the <i>Staff Report on Burrowing Owl Mitigation (2012 or most recent version)</i>. Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the <i>Staff Report on Burrowing Owl Mitigation</i>. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW and USFWS for review and approval prior to commencing Project activities.</p>	<p>hours prior to ground disturbance.</p> <p>Methods: See Mitigation Measure</p>	
<p>Mitigation Measure BIO-[B]: Artificial Nighttime Lighting</p> <p>Throughout construction and the lifetime operations of the Project, the City of Coachella and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City of Coachella and Project proponent shall ensure that all lighting for the Project is fully shielded, cast downward and directed away from</p>	<p>Timing: Throughout construction and the lifetime operations of the Project.</p> <p>Methods: See Mitigation Measure</p>	<p>Implementation: City of Coachella and Project proponent</p> <p>Monitoring and Reporting: City of Coachella</p>

Gabriel Perez, Development Services Director
 City of Coachella
 March 11, 2024
 Page 15

<p>surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City of Coachella and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.</p>		
<p>Mitigation Measure BIO-[C]: CVMSHCP Compliance</p> <p>Prior to construction and issuance of any grading permit, the City of Coachella shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee and transfer of revenues to the Coachella Valley Conservation Commission.</p>	<p>Timing: Prior to construction and issuance of any grading permit.</p> <p>Methods: See Mitigation Measure</p>	<p>Implementation: City of Coachella</p> <p>Monitoring and Reporting: City of Coachella</p>

From: [Liao, William](#)
To: [Gabriel Perez](#)
Cc: [SCG SE Region Redlands Utility Request](#); [Davalos, Lorena](#)
Subject: FW: Encanto TTM 38429 Draft Initial Study
Date: February 28 24 9:00:57 AM
Attachments: [20240227123626.pdf](#)

Hi Gabriel.

I just reviewed the package for the proposed Encanto TTM 38429 Draft Initial Study.

There is a 3" stub near the northeast corner of TTM 38429 on Van Buren and appears to be the nearest source of supply for gas.

Please help us ensure everyone's safety and have the Developer contact 811 / DigAlert prior to any excavation / demolition activities so we can get out to Locate & Mark to verify.

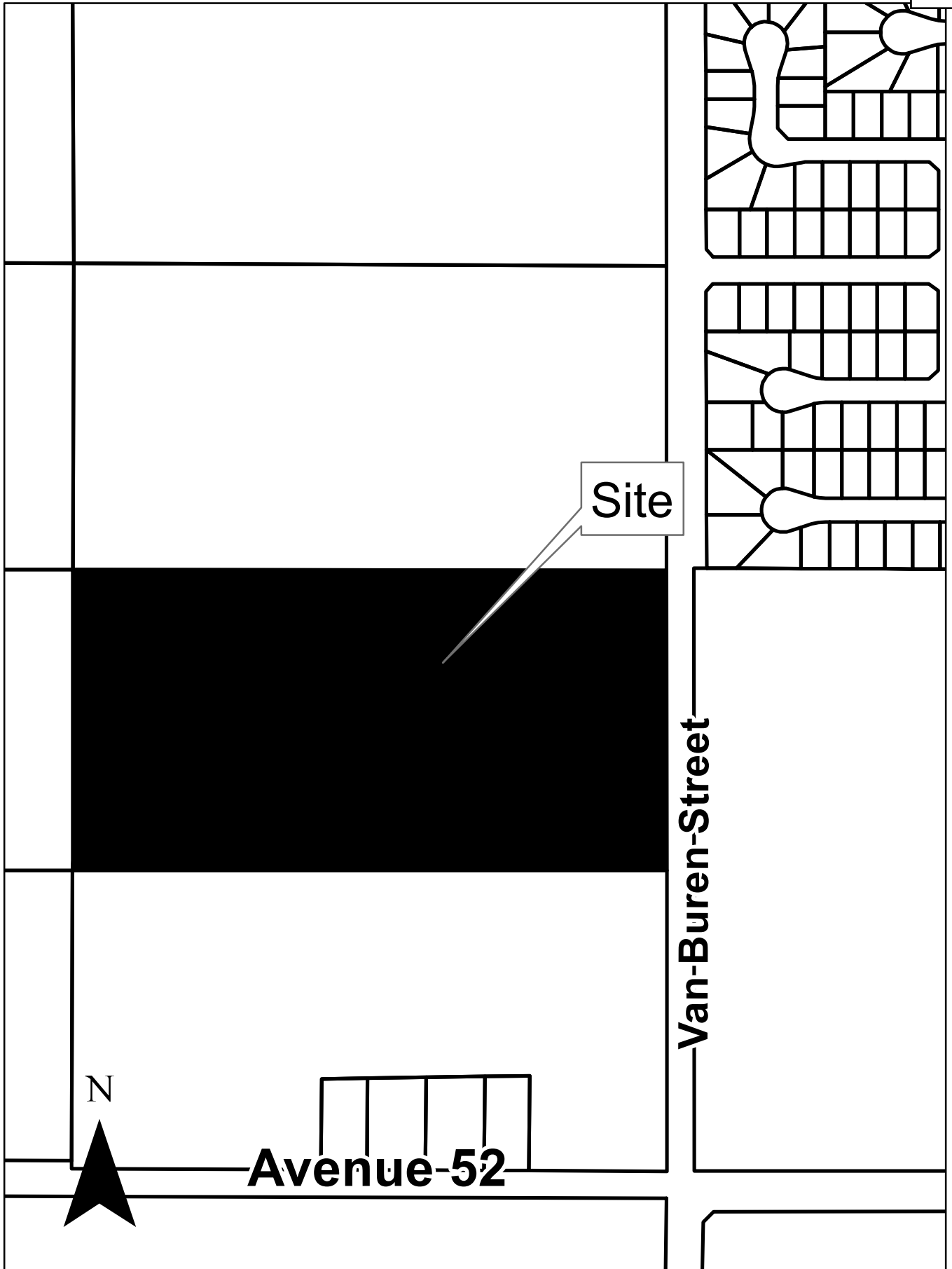
Also, if the Developer needs new gas service, please have them reach out to our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

Please let me know if you have any questions.

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

-----Original Message-----

From: Liao, William <WLiao@socalgas.com>
Sent: Tuesday, February 27, 2024 12:37 PM
To: Liao, William <WLiao@socalgas.com>
Subject:



Secondary Image Corridor

Major Arterial

Streets classified as Arterials or Collectors are designated as Secondary Image Corridors. These streets require special treatment and design features reflecting the City's identity and heritage. Secondary Image Corridors would follow the same concepts as Primary Image Corridors, the difference being the extent of the treatment and size of public landscape areas.

Secondary Image Corridors include the following streets:

- Monroe Street
- Jackson Street
- Van Buren Street
- Fredrick Street
- Tyler Street
- Polk Street
- Fillmore Street
- Pierce Street
- Avenue 48
- Avenue 54
- Avenue 60

The Secondary Image Corridor for Major Arterials contain street lights in the center median and in the parkways which are a 30" ht. and are spaced further apart due to being less traveled pedestrian areas. Tall palms in the medians and canopy trees in the parkways create the appropriate vehicular scale.

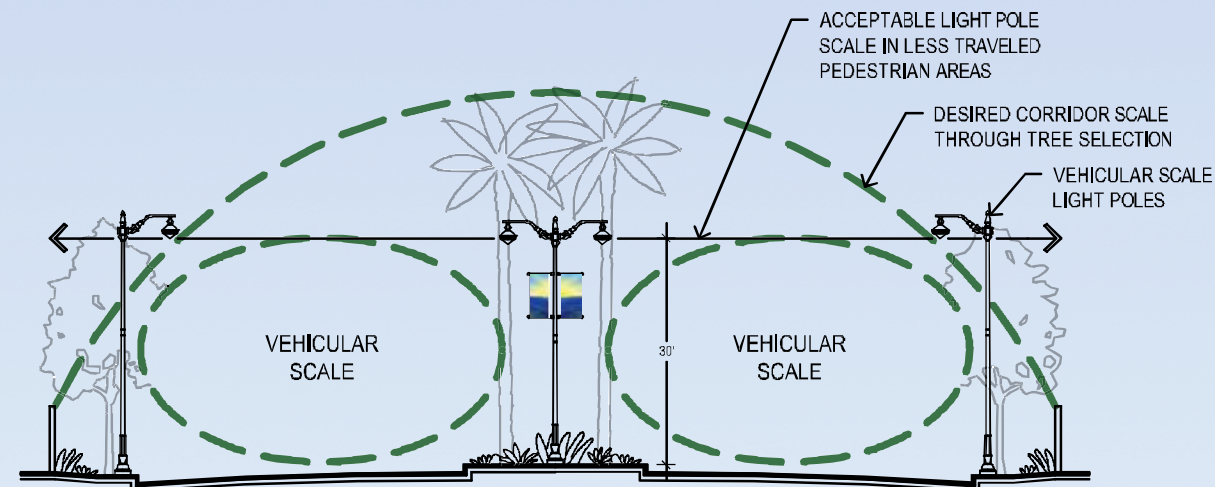


Fig. 18
Typical Street Section- Primary Arterial

DESIGN EMPHASIS

The design emphasis for the secondary image corridors in plan view resembles the primary image corridors. The medians are intended to incorporate large canopy trees consistent with the 'Shady Oasis' concept. Shrub selection should focus on the ease of maintenance through appropriate plant selection, placement, and spacing. Emphasis should be placed on the use of grasses in large swaths through the medians in shrub Group 'E'. Secondary image corridors in business districts and near civic facilities should incorporate lighting, seasonal lighting, and banner poles.

Secondary Image Corridor

Major Arterial

MEDIAN PLANTING

Accent Trees

Botanical Name	Common Name
Cassia sp.	Cassia
Cercidium 'Desert Museum'	Palo Verde
Chitalpa x sp.	Pink Dawn Tree
Lagerstroemia sp.	Crepe Myrtle

Canopy Trees

Botanical Name	Common Name
Chorisia speciosa	Floss Silk Tree
Ficus microcarpa	Indian Laurel Fig
Tipuana tipu	Tipu Tree

Palms

Botanical Name	Common Name
Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Shrub Groupings to be selected per conceptual shrub layout plan. Shrubs to be approved by the City.

Shrubs

Group	Botanical Name	Common Name
A	Agave parryi	Barrel Cactus
	Echinocactus sp.	Mexican Evening Primrose
	Oenothera speciosa	
B	Callistemon 'Little John'	Bottle Brush
	Lantana camera 'New Gold'	Shrub Lantana
C	Artemesia sp.	Artemesia
	Baccharis 'Pigeon Point'	Coyote Bush
	Bougainvillea 'Purple Queen'	Bougainvillea
	Calliandra californica	Fairy Duster
	Carissa macrocarpa	Natal Plum
	Muhlenbergia sp.	Deer Grass
	Senna sp.	Senna
D	Caesalpinia pulcherrima	Dwarf Poinciana
	Leucophyllum 'Thunder Cloud'	Texas Ranger
E	Acacia 'Desert Carpet'	Desert Carpet
	Carex sp.	Carex
	Dalea pulchra	Indigo Bush
	Lantana camera 'Patriot'	Shrub Lantana

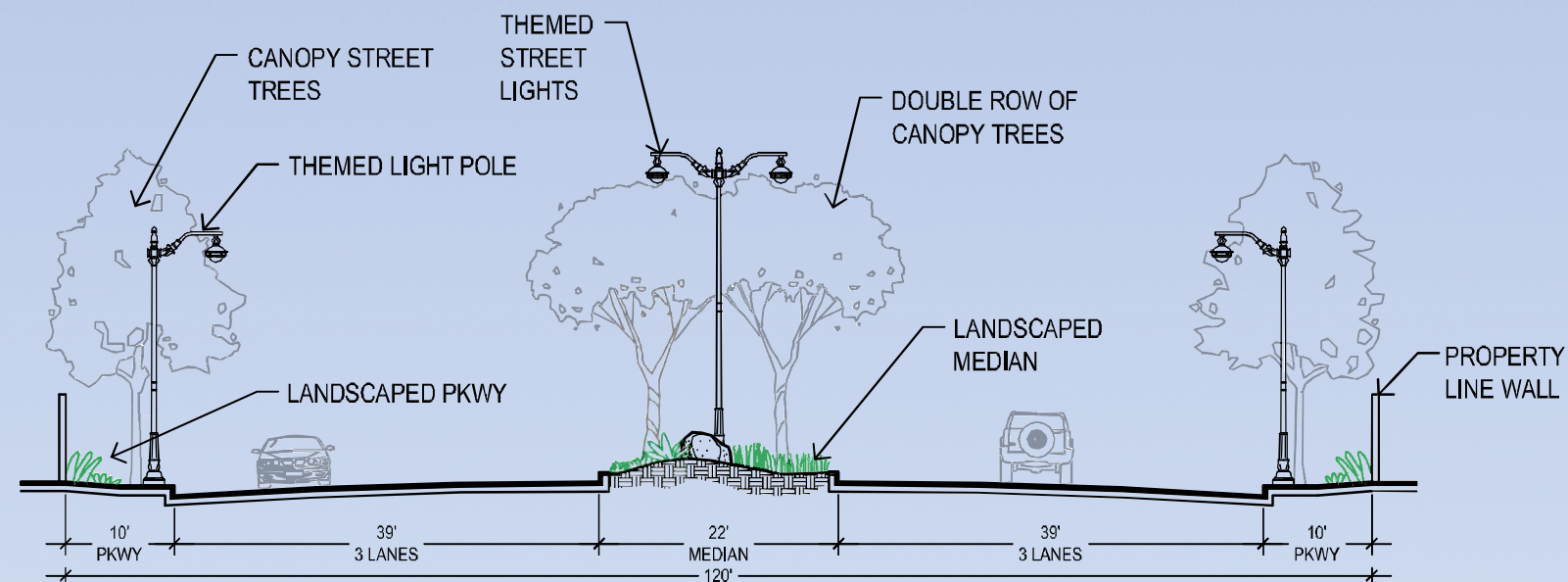


Fig. 19

Typical Street Section- Primary Arterial

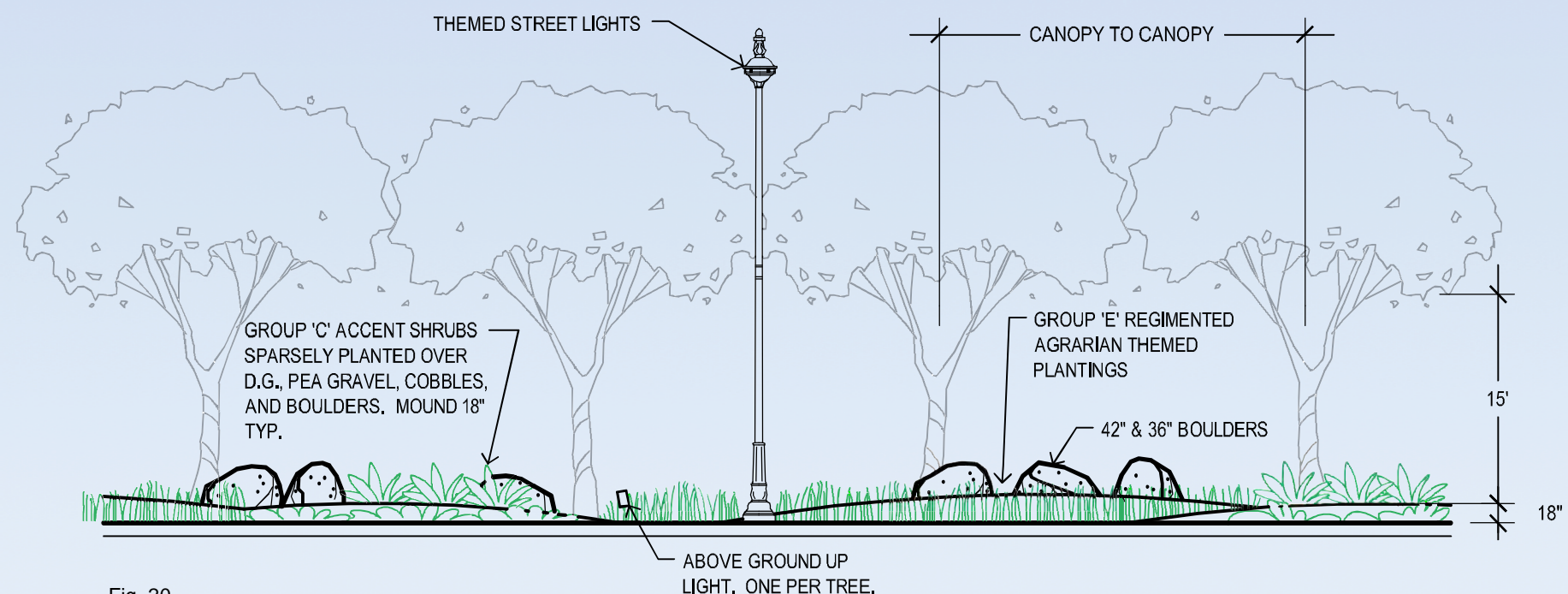


Fig. 20

Typical Median Elevation- Primary Arterial

Secondary Image Corridor

Major Arterial

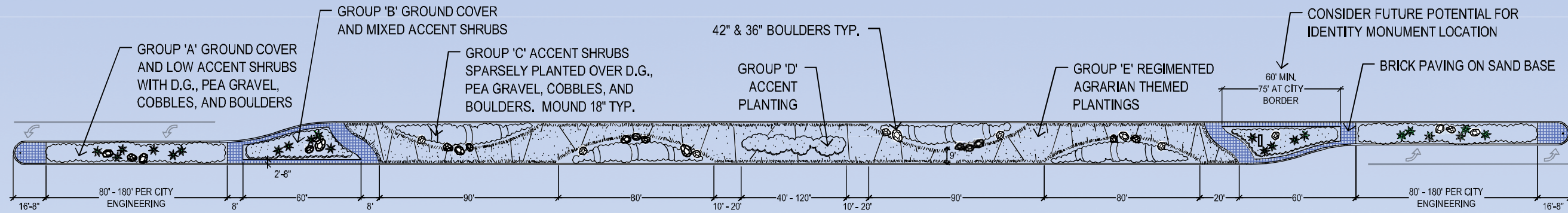


Fig. 21

Conceptual Hardscape and Shrub Layout

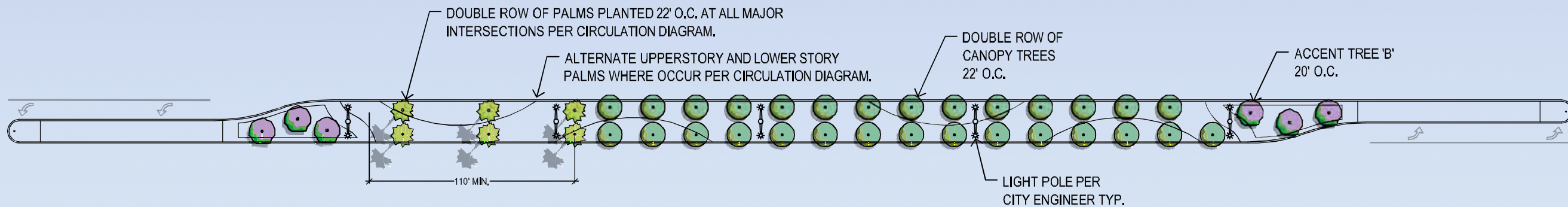


Fig. 22

Conceptual Tree Layout

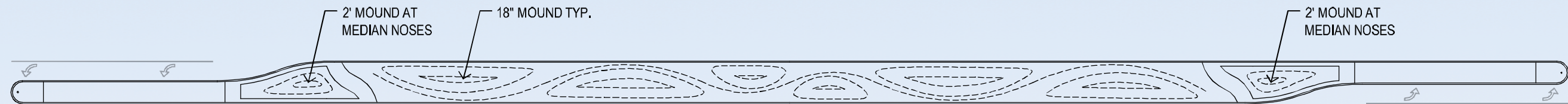


Fig. 23

Conceptual Grading

