



Civic Center  
53990 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 18, 2023**  
6:00 PM

<p>In-Person Meeting Location:</p> <p>Civic Center 53990 Enterprise Way, Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><a href="https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09">https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</a></p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p><b>Webinar ID: 845 4425 7915</b> <b>Passcode: 380084</b></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- 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](mailto: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](http://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 October 4, 2023

**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:**

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

2. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street\_(APN# 778-020-007 and 778-010-017) Continued from October 4, 2023. Applicant: Panda Express, Inc.

3. Sevilla II Project

Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Environmental Assessment No. 22-06 a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

**INFORMATIONAL:**

4. Director Updates

**ADJOURNMENT:**



THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

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## AGENDA

DE UNA REUNIÓN ESPECIAL DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
PLANNING COMMISSION

**18 de Octubre, 2023**  
6:00 PM

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

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**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](mailto: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 – 4 de Octubre, 2023.

**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:**

**CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):**

2. Revision de Arquitectura No. 23-12 solicitud para modificar la arquitectura del edificio Panda Express drive thru con la adición de tiras de iluminación LED rojas al diseño del elemento del techo en picado como Revision de Arquitectura No. 23-12 en 50-120 Calle César Chávez. El proyecto fue aprobado originalmente como Revision de Arquitectura No. 21-12 que consiste en el desarrollo de 2.83 acres de una propiedad de 8.25 acres para incluir un restaurante Panda Express de 2,600 pies cuadrados y un 20,442 pies cuadrados. Supermercado Aldi en la esquina noreste de la calle César Chávez y la calle Primera (APN # 778-020-007 y 778-010-017) Continuación desde el 6 de septiembre de 2023. Demandante: Panda Express, Inc.
3. TTM 38557 propone subdividir 39 acres en 204 lotes unifamiliares con un tamaño mínimo de 5000 pies cuadrados; el cambio de zona 22-05 propone cambiar la zona existente de General Neighborhood (G-N) [Vecindario General] a General Neighborhood-Planned Unit Development (GN-PUD), [Urbanización Planificada General] el CUP 372 propone utilizar las disposiciones de la Sección 17.38 (Planned Unit Developments) [Urbanizaciones Planificadas] del Código Municipal de Coachella; AR 23-13 es para la revisión arquitectónica de 3 casas residenciales unifamiliares, cada una con 3 elevaciones; EA 22-06 fue preparado para abordar los efectos ambientales directos, indirectos y acumulativos del proyecto propuesto en el sitio de 39 acres ubicado al oeste de Van Buren Street, al sur de la Avenida 50 y al norte de la Avenida 51, APN # 779-280-002 y 779-320-001; David Dewegeli, The Pulte Group (Solicitante). (Goldman - Perez)

**INFORMATIVO:**

Director Updates

**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](http://www.coachella.org).*

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDA





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# MINUTES

OF THE CITY OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**October 4, 2023**  
6:00 PM

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**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: 6:21 PM**

**PLEDGE OF ALLEGIANCE:**

Commissioner Murillo

**ROLL CALL:**

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

Staff Present: \*Gabriel Perez, Development Services Director.  
\*Anahi Fernandez, Management Analyst.  
\*Jesus Medina, Information Technology Tech.  
\*Jason Stevens, Information Technology Manager.

**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. Draft Planning Commission Minutes – September 6, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE THE MINUTES.

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.

**WRITTEN COMMUNICATIONS:**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

2. Citywide Wireless Telecommunication Facilities Compliance Update



Anahi Fernandez, Management Analyst, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Comment Opened at 6:33 pm by Chair Gonzalez.

Emily Murray, Attorney, spoke on behalf of American Tower, made herself available for questions and provided comments.

Public Comment Closed at 6:45 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO APPROVE RESOLUTION PC2023-26 WITH THE FOLLOWING MODIFICATIONS:

- LANDSCAPE PLANS MUST BE APPROVED BY THE PLANNING DIVISION BEFORE ISSUING A BUILDING FINAL.
- REQUIREMENT OF A MAINTANANCE AND LANDSCAPE AGREEMENT.
- PLACEMENT OF RIVER ROCK AS GROUND COVER.
- SPLITFACE BLOCKWALL INSTEAD OF CHAIN LINK FENCE.
- MONOPALM SPECIFIC WIRELESS TOWERS INSTEAD OF MONOPINES.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

3. Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017) Continued from September 6, 2023. Applicant: Panda Express, Inc.

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 Comment Opened at 7:05 pm by Chair Gonzalez.

Ruben Rodela, with GAW Architecture representing Panda Express, made himself available for questions and provided comments. He also expressed interest in a continuation of the item as the development team would be visiting the subject site to explore alternatives for the LED lighting.

Lizzandro Diaz, Building Official, made himself available for questions and provided comments.

Public Comment Closed at 7:20 pm by Chair Gonzalez.

IT WAS MOVED BY CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ STAFF THAT THE PLANNING COMMISSION APPROVE CONTINUATION OF ITEM NUMBER THREE (3) TO

THE NEXT PLANNING COMMISSION MEETING OF OCTOBER 18, 2023.

Approved by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

**INFORMATIONAL:**

**4. Director's Development Update**

- RCTC is taking the lead on RFP for the Rail Station Feasibility Study and we will be interviewing consultants for that project at the end of this month and will probably start work in the December. The Planning Commission would be a part of the study that will be a year and a half effort.
- Panda Express will open soon.
- Community Resiliency Center Grant: City is looking into a 10 million dollar grant to rehab the Hidden Harvest Building.
- Proposal for new residential subdivisions will be presented to the Planning Commission in October 18, 2003 for the Sevilla II project, which is 204-unit residential project by Pulte Homes.
- Commissioner Arvizu, requested a study session regarding small business protections. The Commission also discussed the need to review short term rentals.
- ADU Pre-approved plans will be presented to the Planning Commission in the first meeting of November.

**ADJOURNMENT:** 7:31 P.M.

*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](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES





**STAFF REPORT**  
**10/18/2023**

**TO:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

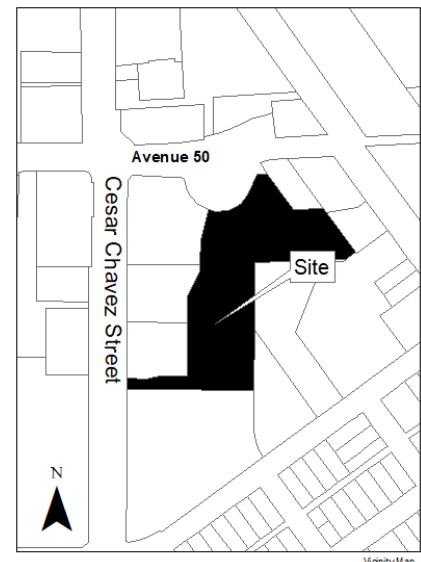
**SUBJECT:** Architectural Review No. 23-12 request to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The project was originally approved as Architectural Review No. 21-12 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017) Continued from October 4, 2023. Applicant: Panda Express, Inc.

**STAFF RECOMMENDATION:**

The applicant request that the Planning Commission approve Resolution No. PC2023-24 approving Architectural Review No. 23-12 with the findings and conditions as recommended by Staff.

**BACKGROUND:**

The project was originally approved as Architectural Review No. 21-12 on December 15, 2021 consisting of development of 2.83 acres of an 8.25-acre property to include a 2,600 sq. ft. Panda Express drive thru restaurant and a 20,442 sq. ft. Aldi supermarket at the northeast corner of Cesar Chavez Street and First Street (APN# 778-020-007 and 778-010-017). Aldi supermarket construction is complete and the store is open to the public. Panda Express restaurant is near completion of construction. The applicant did not include their desired LED strip lighting on exterior elevations plans and requests that the Planning Commission approve the modification. The Planning Commission considered this item at the regular meeting of September 6, 2023 but requested that the item be continued due to questions the Commission have of the applicant regarding the proposal. The applicant cited that they were not in attendance at the September 6 meeting due to email correspondence by the Development Services Director that unintentionally



identified September 13, 2023 as the public hearing date. The Planning Commission heard the agenda item again on October 4, 2023 where the Commission voted to continue the item to the October 18, 2023 based on the applicant request to defer the decision until the applicant team discuss alternatives during their recent field meeting. The applicant provided a letter as Attachment 8 requesting that the LED light as proposed be approved with illumination at the lowest level.

**DISCUSSION/ANALYSIS**

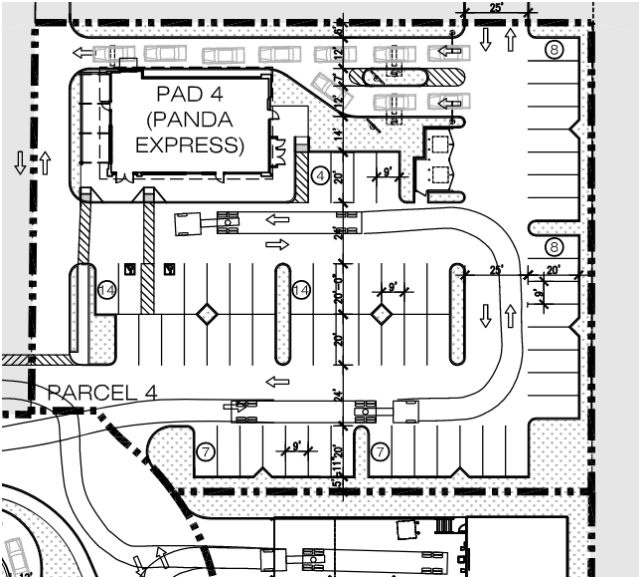
Panda Express Inc. requests Planning Commission approval of modifications to Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design as Architectural Review No. 23-12 at 50-120 Cesar Chavez Street. The surrounding uses are as follows:

- North:** Existing commercial development, America’s Tire (C-G, General Commercial).
- South:** Aldi Supermarket. (C-G, General Commercial).
- East:** Foster-Gardner agricultural products (nonconforming) industrial site (C-G, General Commercial).
- West:** McDonalds restaurant (C-G, General Commercial).

**Site Plan**

A Panda Express drive-thru restaurant is proposed at parcel 4 to the rear of the McDonalds restaurant and to the North of Aldi’s. Access is provided from the main driveway entrance from Cesar Chavez Street. Drive-thru queuing of up to 10 vehicles is provided from the rear of the building beginning with two queuing lanes with separate menu boards that converge into one queuing lane for order pick up at the drive thru window. An outdoor covered 400 sq. ft. patio dining area is proposed at the front of the Panda Express building.

**Figure 1: Site Plan**



## **Architectural Design**

The overall architectural design of Panda Express incorporates modern architectural design with distinct material and color patterns for each building that differ from the original architectural conceptual design of Fountainhead Plaza as characterized by the Spanish Colonial revival appearance of the Walgreens drug store building.

The Panda Express drive thru building incorporates a new architectural prototype design with a “swinging” roof shape design. The building is framed with dark stone veneer base, light stucco and window systems at the mid-section, and iron colored metal cap and spruce colored Nichiha siding for the roof parapet. The nichia siding is also a feature of the vertical corner entry element. An outdoor covered patio dining area is provided at the front elevation with a low stone veneer patio wall.

The proposed LED lighting strips would be directly applied to the “swinging” roof shape element and would be red in color (Figure 2). Staff requests Planning Commission review of this modification as it was not originally considered by the Planning Commission and could be classified as signage rather than an architectural feature. Staff recommends that appropriate application of the LED lighting strip would be to obscure the lighting so that it is tucked under the “swinging” element and emits a halo lighting effect that is more understated and visually appealing.

The applicant in their letter in Attachment 8 requests that the red LED strip light be approved to be dimmed at the lowest level. The applicant provided photos of the LED strip tested at nighttime in Attachment 7 that they indicated were at the lowest level. There were no other photos provided at other lighting levels to demonstrate that the provided photos were at the lowest level. The applicant indicated that the LED lighting is the same as what In-N-Out uses and provided images of the restaurant in Attachment 7. Staff remains firm in its recommendations to view obscure the direct view of the LED lighting either with moving the lighting to the corner of the swinging element and the main building wall or using a “lip” feature on the proposed light location.

**Figure 2: Proposed LED Lighting strip evening perspective**



**Figure 3: Nighttime LED testing at subject site**



**Figure 4: In-N-Out Comparison**



**Landscape Design**

The plant palette includes a variety of trees including “Chilean Mesquite” “Desert Willow/Amethyst” and “Thornless Palo Verde” within the perimeter plantings and interior parking lot planters. The planters will include water-efficient plantings including “Red Bird of Paradise”, “Bush Morning Glory”, “Toothless Desert Spoon”, “Mexican Evening Primrose”, and Agave “Century Plant” succulents. Decorative Gravel (3/4”) is proposed to be consistent with gravel in landscape areas for Aldi Supermarket and Starbucks. Decorative lighting is proposed in landscape areas to illuminate trees.

## CONSISTENCY WITH ZONING

The subject site is zoned C-G (General Commercial) zone, which allows for retail and restaurant establishments. The project complies with the development standards of the Zoning Ordinance for parking, lot requirements, height, landscaping and drive through stacking.

**Table 1 – Development Standards**

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Restaurants: Panda Express- 36 spaces required. Requirement is 1 space per 45 sq. ft. of customer area plus 1 space for each 200 sq. ft. of noncustomer area.	Panda Express- 62 spaces	Yes
Lot Requirements	Minimum Lot width 50'	All proposed parcels (TPM 37940) greater than 100' width	Yes
Height (maximum)	35'	Panda Express – 23'3"	Yes
Landscaping	<ul style="list-style-type: none"> <li>• Parking area or driveway abutting a street requires a 10 foot setback fully landscaped.</li> <li>• Internal landscaping equal to a minimum of 5% of the parking and driveway area.</li> <li>• Parking and driveway area is commercial zones shall be separated from building by a landscape planter.</li> <li>• One 15 gallon tree for every 10 parking spaces.</li> <li>• All landscape planter beds in interior parking areas shall be not less than five feet in width</li> </ul>	<ul style="list-style-type: none"> <li>• All areas exceed 10' fully landscaped setback</li> <li>• Internal landscaping % not identified but required by condition of approval.</li> <li>• Aldi building is not separated from driveway by a landscape planter but is conditioned to do so.</li> <li>• One 15 gallon tree is provided for every 10 parking spaces.</li> <li>• The rear property line planter to the rear of Panda Express is less than 5'.</li> </ul>	Substantially in compliance. Project conditioned to comply with all landscape standards.
Drive-through	Minimum stacking for 8 vehicles at 20' per vehicle.	Panda Express accommodates stacking for 10 vehicles	Yes



## ENVIRONMENTAL IMPACT CONSIDERATION

The Planning Commission adopted a Mitigated Negative Declaration as part of Environmental Initial Study (EIS 07-16) on May 7, 2008 for the Fountainhead Plaza for all phases of the project. Staff determined that the proposed development and modifications will not result in any new environmental effects that were not previously analyzed as part of the original project. As such, no additional environmental review or further mitigation is required for this request.

### ALTERNATIVES:

- 1) Adopt Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings and conditions as recommended by Staff approving LED strip lighting directly view obscured.
- 2) Adopt Resolution No. PC 2023-24 approving Architectural Review No. 23-12 with the findings, but without conditions of approval requiring that the LED strip lighting be directly view obscured.
- 3) Deny the proposed project.
- 4) Continue this item and provide staff and the applicant with direction.

### RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

### Attachments:

1. Resolution No. PC2023-24 for AR No. 23-12  
Exhibit A – Conditions of Approval  
Exhibit B – Proposed LED strip lighting plans
2. Site Plan
3. Approved Development Plan Set
4. Council Resolution 2022-10 with Original Conditions of Approval
5. Resolution PC 2021-25 Conditions of Approval
6. Applicant Examples LED Strip Lighting
7. Additional Photos of LED light tested at low dim level at subject site
8. Applicant letter – October 11, 2023

**RESOLUTION NO. PC2023-24**

Attachment 1

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING ARCHITECTURAL REVIEW NO. 23-12, A REQUEST TO MODIFY PANDA EXPRESS DRIVE THRU BUILDING ARCHITECTURE WITH THE ADDITION OF RED LED LIGHTING STRIPS TO THE SWOOP ROOF ELEMENT DESIGN AS ARCHITECTURAL REVIEW NO. 23-12 AT 50-120 CESAR CHAVEZ STREET. APPLICANT: PANDA EXPRESS, INC.**

**WHEREAS** Panda Express, Inc. filed an application for Architectural Review (AR) 23-12 to modify Panda Express drive thru building architecture with the addition of red LED lighting strips to the swoop roof element design at 50-120 Cesar Chavez Street; and,

**WHEREAS** on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties, and approved AR No. 21-12 and CUP 347 for the Aldi Supermarket and Panda Express and recommended approval to the City Council of Conditional Use Permit (CUP) No. 321 and AR 20-03 for Starbucks and 7-Eleven; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

**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 hereby resolve as follows:

**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 will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

## **Section 3.** Architectural Review Findings

With respect to Architectural Review 23-12, the Planning Commission finds as follows for the 2,600 sq. ft. Panda Express restaurant:

1. The Architectural Review modification is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 203. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. restaurant in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is 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 the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists of a 2,600 sq. ft. restaurant which will provide City residents and regional residents with a food options which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 5.** 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 approves Architectural Review 23-12 (Amendment), modifying the architecture of the building to include LED lighting strips on exterior elevations, as set forth by the conditions in “Exhibit A” and development plans of “Exhibit B”

**PASSED APPROVED and ADOPTED** this 18<sup>th</sup> day of October 2023.

\_\_\_\_\_  
Ruben Gonzalez, 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. PC2023-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18<sup>th</sup> day of October 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary

**CONDITIONS OF APPROVAL  
ARCHITECTURAL REVIEW NO. 23-12 MODIFICATIONS TO EXTERIOR  
ELEVATIONS FOR PANDA EXPRESS – MODIFIED CONDITIONS OF  
RESOLUTION NO. PC2021-25**

**Architecture**

1. The applicant shall modify the proposed LED lighting strip plan to be directly view obscured by the architectural swoop feature and provide a halo lighting effect.
2. The project shall comply with all conditions of approval for Resolutions No. PC 2022-05, PC2021-25 and Council Resolution No. 2022-10.





Panda Express  
Coachella, CA  
May 17, 2023



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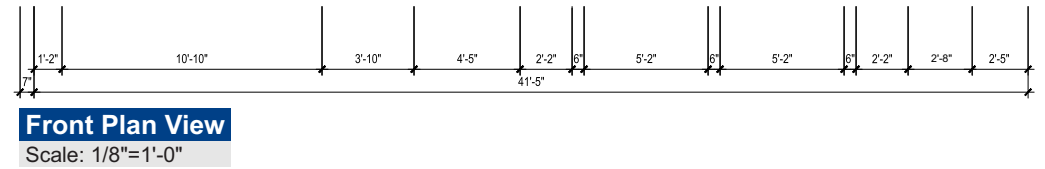
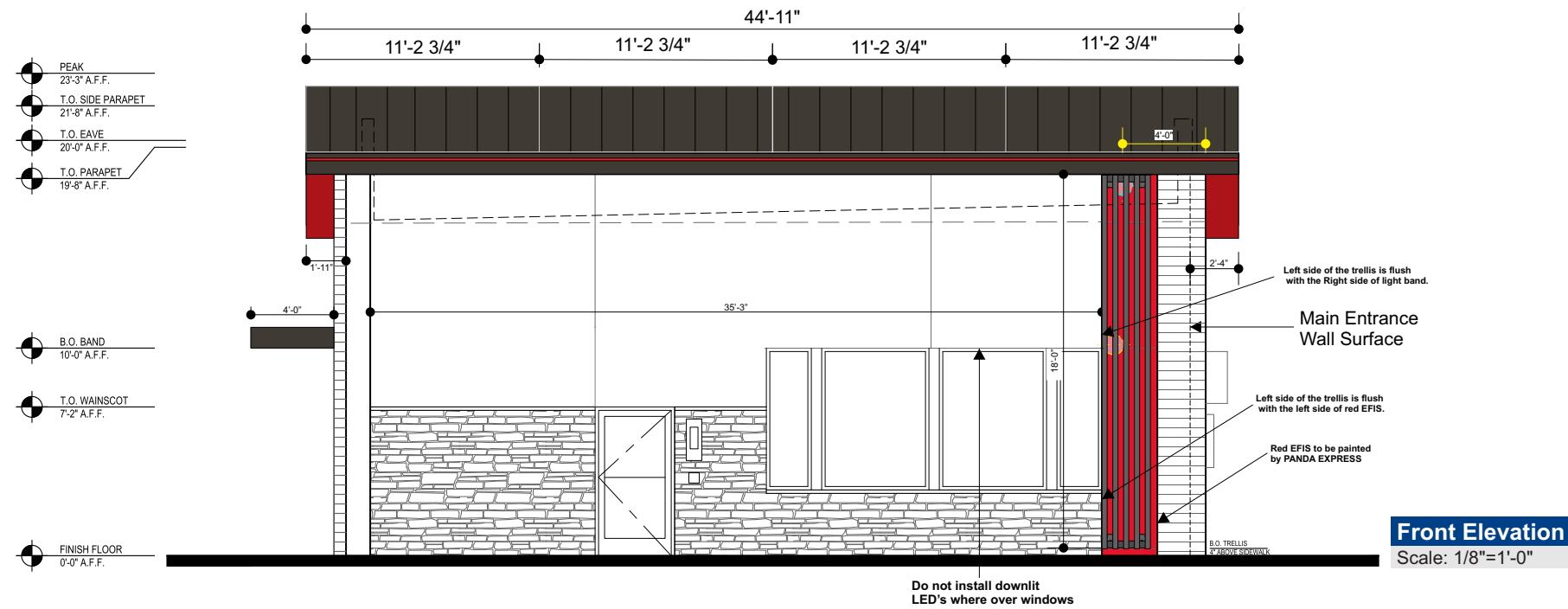
1-800-967-2553  
www.allenindustries.com

Customer Approval / Signature

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Plan View is unfinished dimensions, Elevation is finished dimensions



**Color Specifications**

- Paint: PMS Black 7c Satin Finish
- Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
- 3M 180MC-53 Vinyl to Match Pantone 200 C
- 4mm BLX Alpolic ACM

Approximate area of electrical penetrations for swoop and trellis

Approximate area of electrical penetrations for light band

**Allen Industries** MET E212503 Electric Sign Complies with UL48

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**Client:**  
Panda Express

**Address:**  
50-120 Cesar Chavez Street  
Coachella, CA 92236

**Date:**  
10/06/22

**Page #:**  
2

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House      **Design:** JC      **PM:** ME

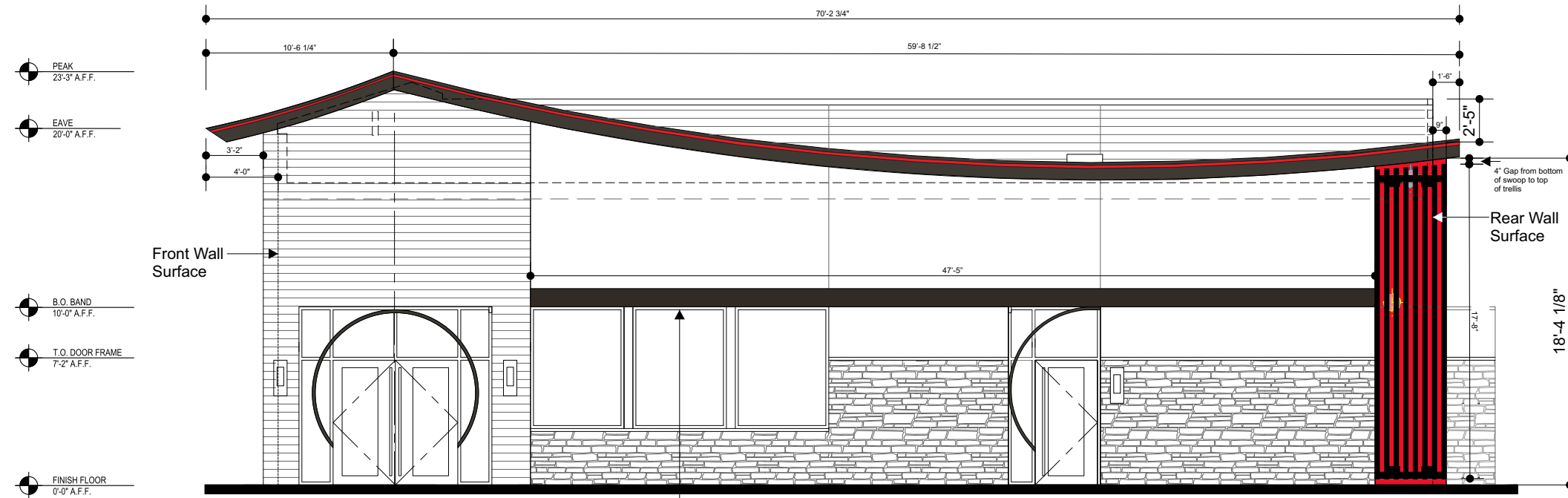
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2	03/13/23	Updating per customer and to base standard	JC
3	04/04/23	Creating 300 lvl package	JC
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6	04/28/23	Revised 300 lvl package, art change	JM
7	05/10/23	Swoop updated and all other current updates	JC

**Client Review Status**  
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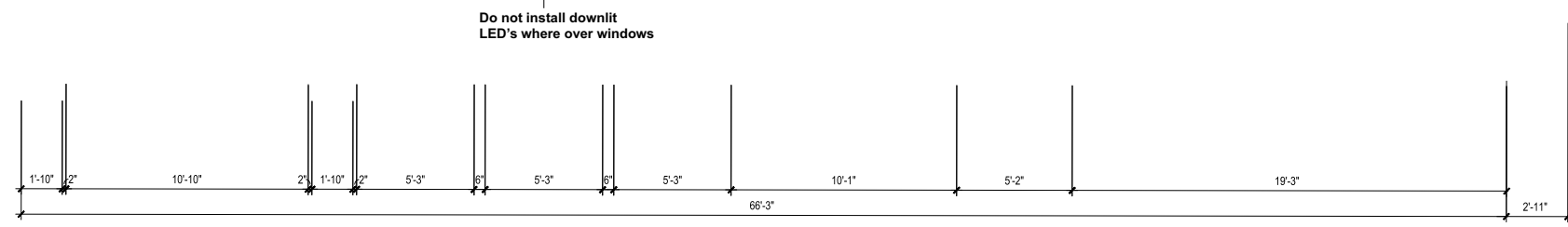
Client Signature: \_\_\_\_\_ Approval Date: \_\_\_\_\_

25

Plan View is unfinished dimensions, Elevation is finished dimensions



**Main Entrance Elevation**  
Scale: 1/8"=1'-0"



**Main Entrance Plan View**  
Scale: 1/8"=1'-0"

- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM

- = Approximate area of electrical penetrations for swoop and trellis
- = Approximate area of electrical penetrations for light band

FILE NUMBER: E212503

Listed MET E212503

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**Date:** 10/06/22      **Page #:** 3

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House      **Design:** JC      **PM:** ME

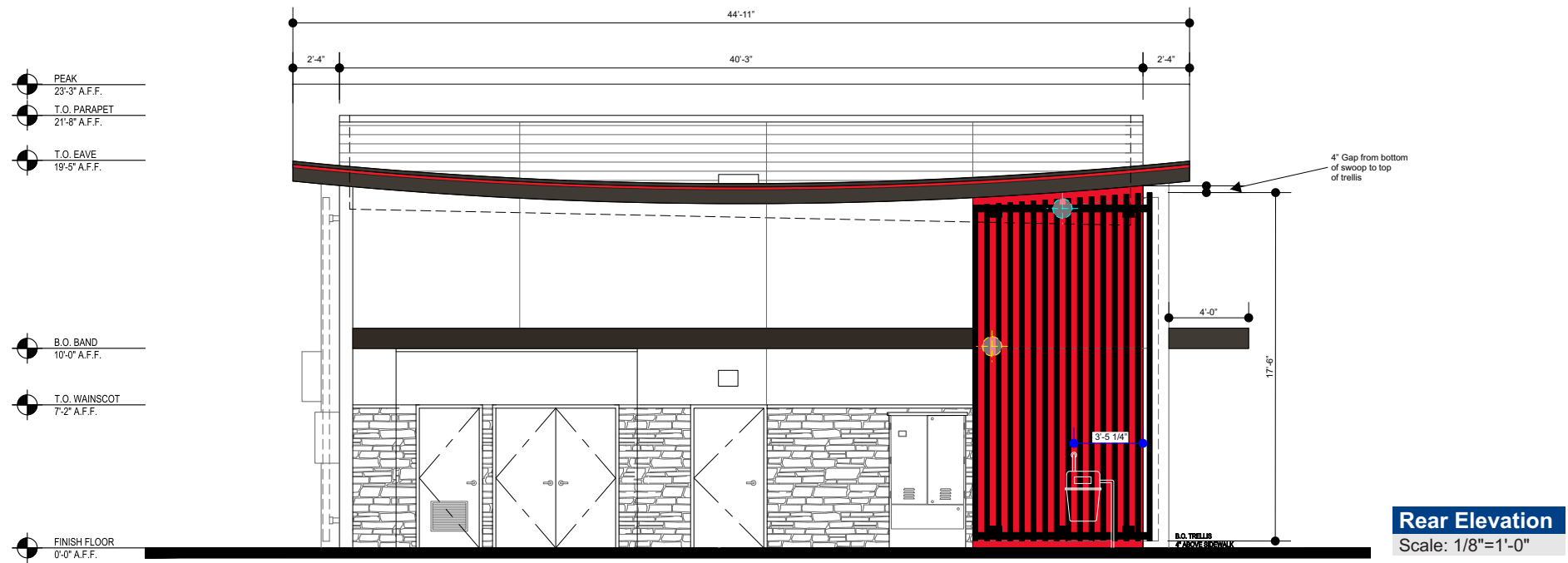
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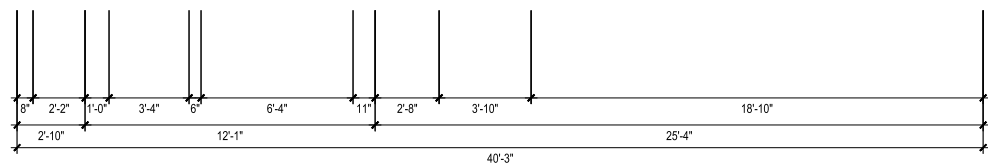
**Client Signature:** \_\_\_\_\_      **Approval Date:** \_\_\_\_\_

26

Plan View is unfinished dimensions, Elevation is finished dimensions

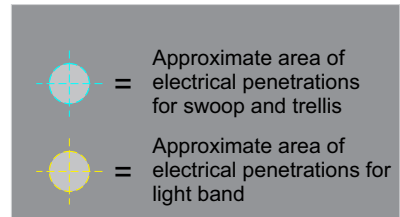


**Rear Elevation**  
Scale: 1/8"=1'-0"



**Rear Plan View**  
Scale: 1/8"=1'-0"

- Color Specifications**
- Paint: PMS Black 7c Satin Finish
  - Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
  - 3M 180MC-53 Vinyl to Match Pantone 200 C
  - 4mm BLX Alpolic ACM



Allen Industries  
FILE NUMBER: E212503

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**Date:**  
10/06/22

**Page #:**  
4

**File Name:**  
PAN-E2306\_Coachella, CA\_305

**Sales:** House      **Design:** JC      **PM:** ME

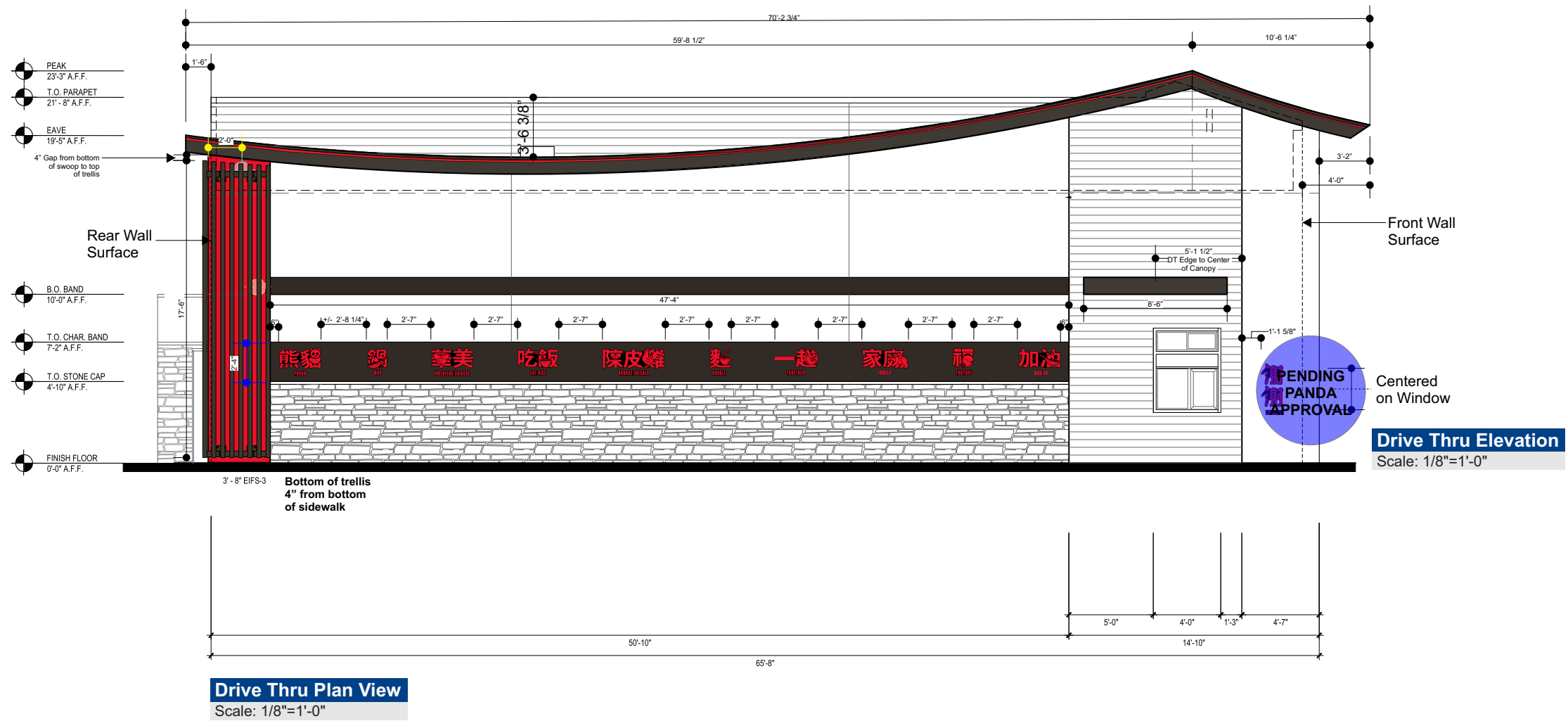
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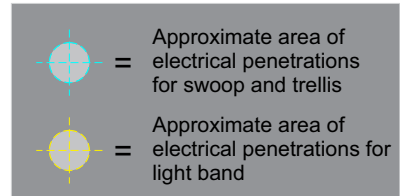
**Client Signature:** \_\_\_\_\_      **Approval Date:** \_\_\_\_\_

27

Plan View is unfinished dimensions, Elevation is finished dimensions



Color Specifications	
	Paint: PMS Black 7c Satin Finish
	Paint: Akzo Panda Red (Akzo Sign 3762) Satin Finish
	3M 180MC-53 Vinyl to Match Pantone 200 C
	4mm BLX Alpolic ACM



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**Date:** 10/06/22 **Page #:** 5

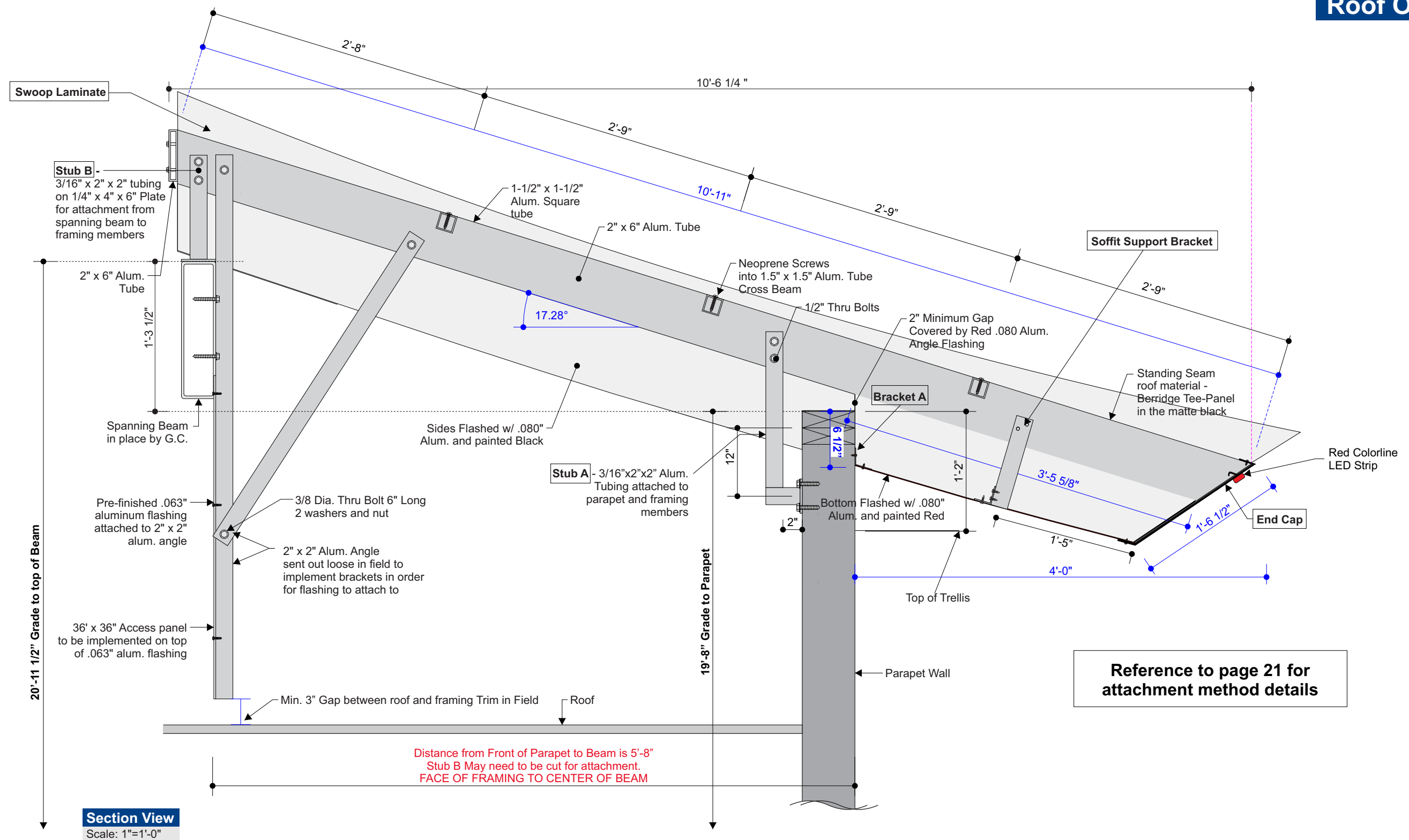
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**Sales:** House **Design:** JC **PM:** ME

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Client Signature:	Approval Date:	28
-------------------	----------------	----



**Section View**  
Scale: 1"=1'-0"

Reference to page 21 for attachment method details

Distance from Front of Parapet to Beam is 5'-8"  
Stub B May need to be cut for attachment.  
FACE OF FRAMING TO CENTER OF BEAM

**Allen Industries**  
E212503

Listed MET E212503  
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**REFER TO PARTS LIST FOR QUANTITY**

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Address: **50-120 Cesar Chavez Street  
Coachella, CA 92236**

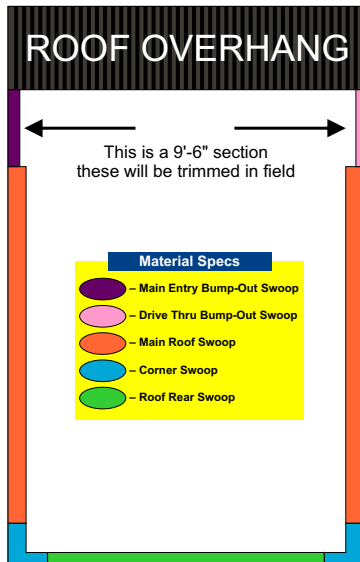
Date: **10/06/22** Page #: **20**  
File Name: **PAN-E2306\_Coachella, CA\_305**  
Sales: **House** Design: **JC** PM: **ME**

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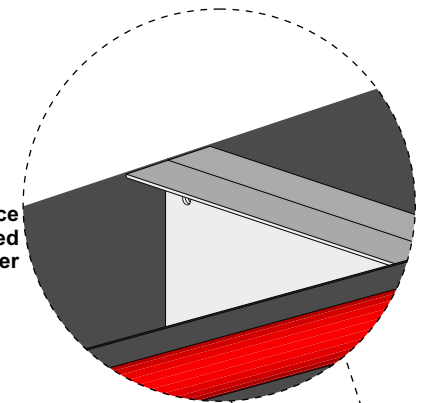
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Client Signature: \_\_\_\_\_ Approval Date: \_\_\_\_\_

29

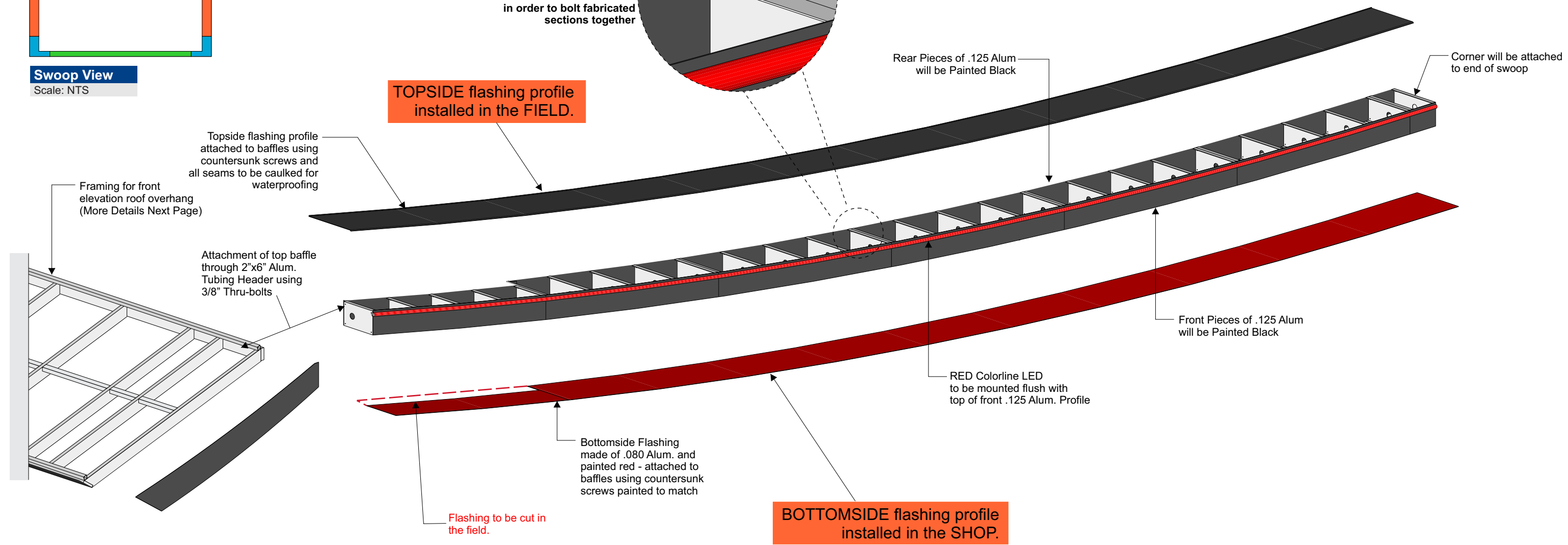


**Swoop View**  
Scale: NTS



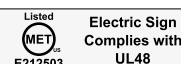
**TOPSIDE flashing profile installed in the FIELD.**

**BOTTOMSIDE flashing profile installed in the SHOP.**



**Color Specifications**

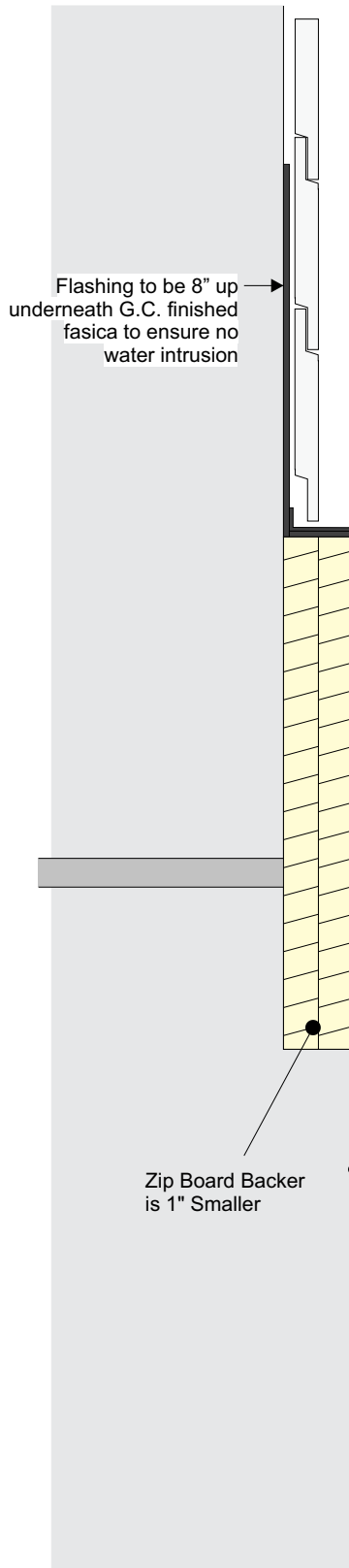
- Pantone Black 7C
- Paint Red to Match Pantone 200 C



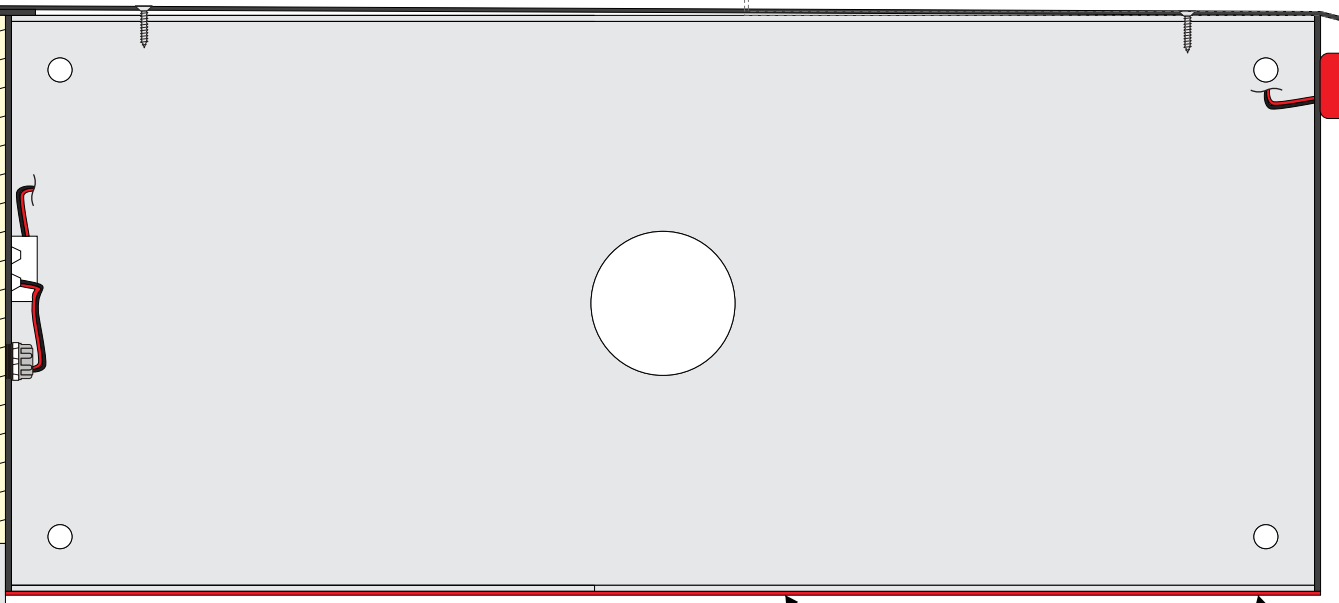
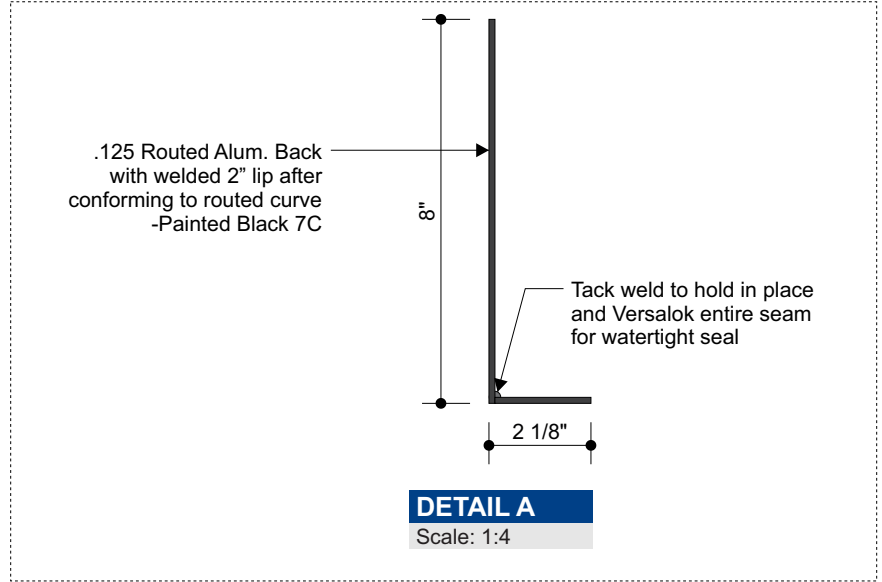
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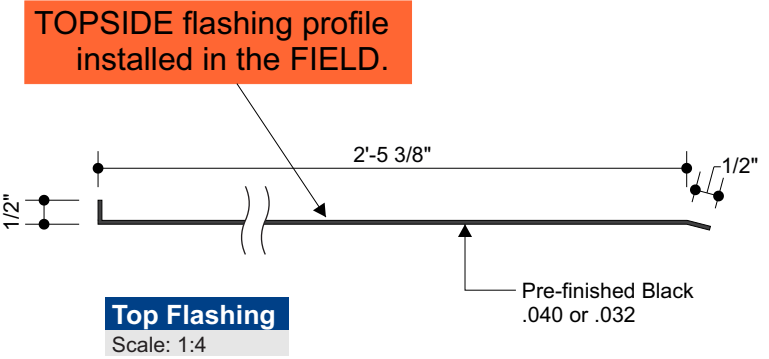
**Side View**  
Scale: 1:4



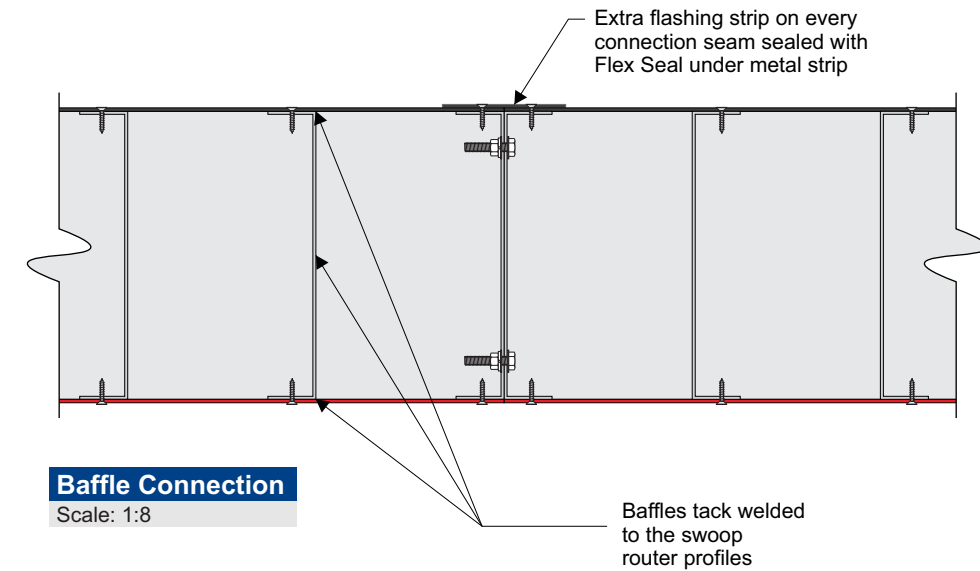
Label Swoop by Front/Back and Corresponding # from page 35 to ensure correct install position.

**BOTTOMSIDE** flashing profile installed in the SHOP.

Red .080 bottom flashing is to be cut 1/2" longer than it is finished at  
- ROUTER to be taken along edge for smooth finish to face of swoop  
- Made in 9'-6" Sections

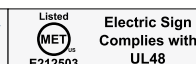


\*Made in 9'-6" Sections to match fabricated swoop sections  
**QTY SEE PARTS LIST**



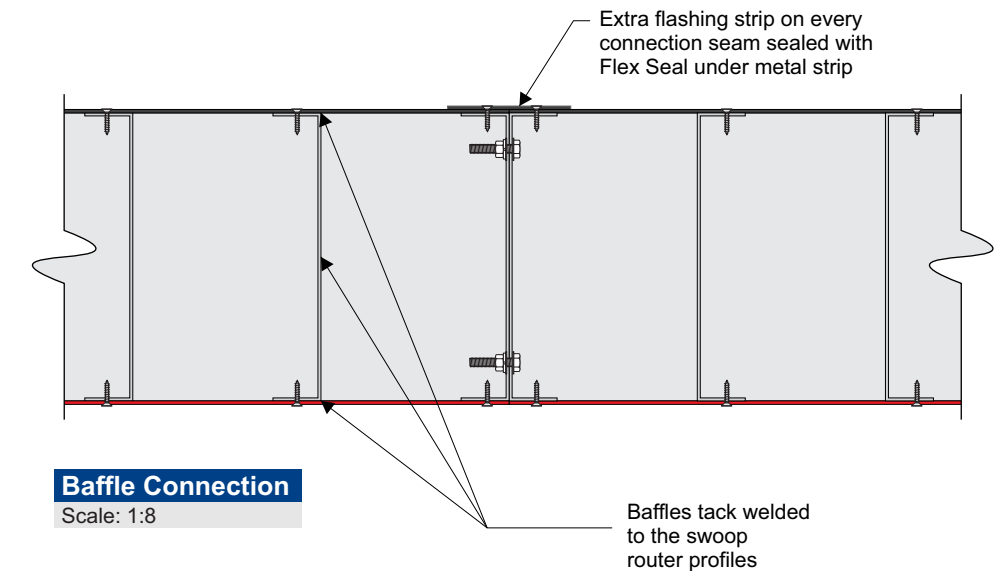
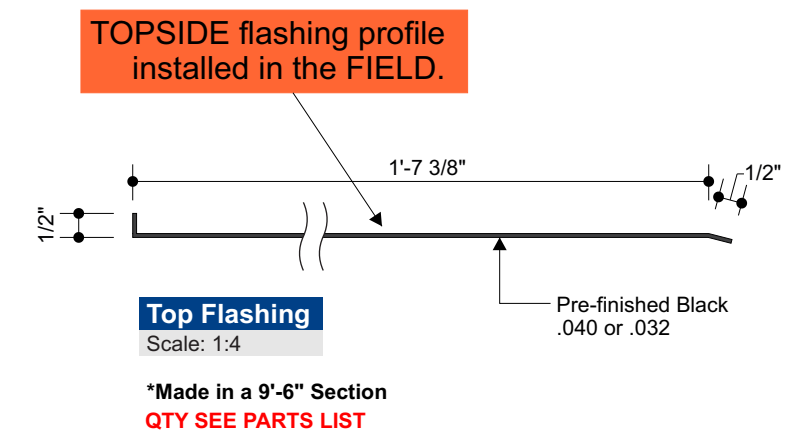
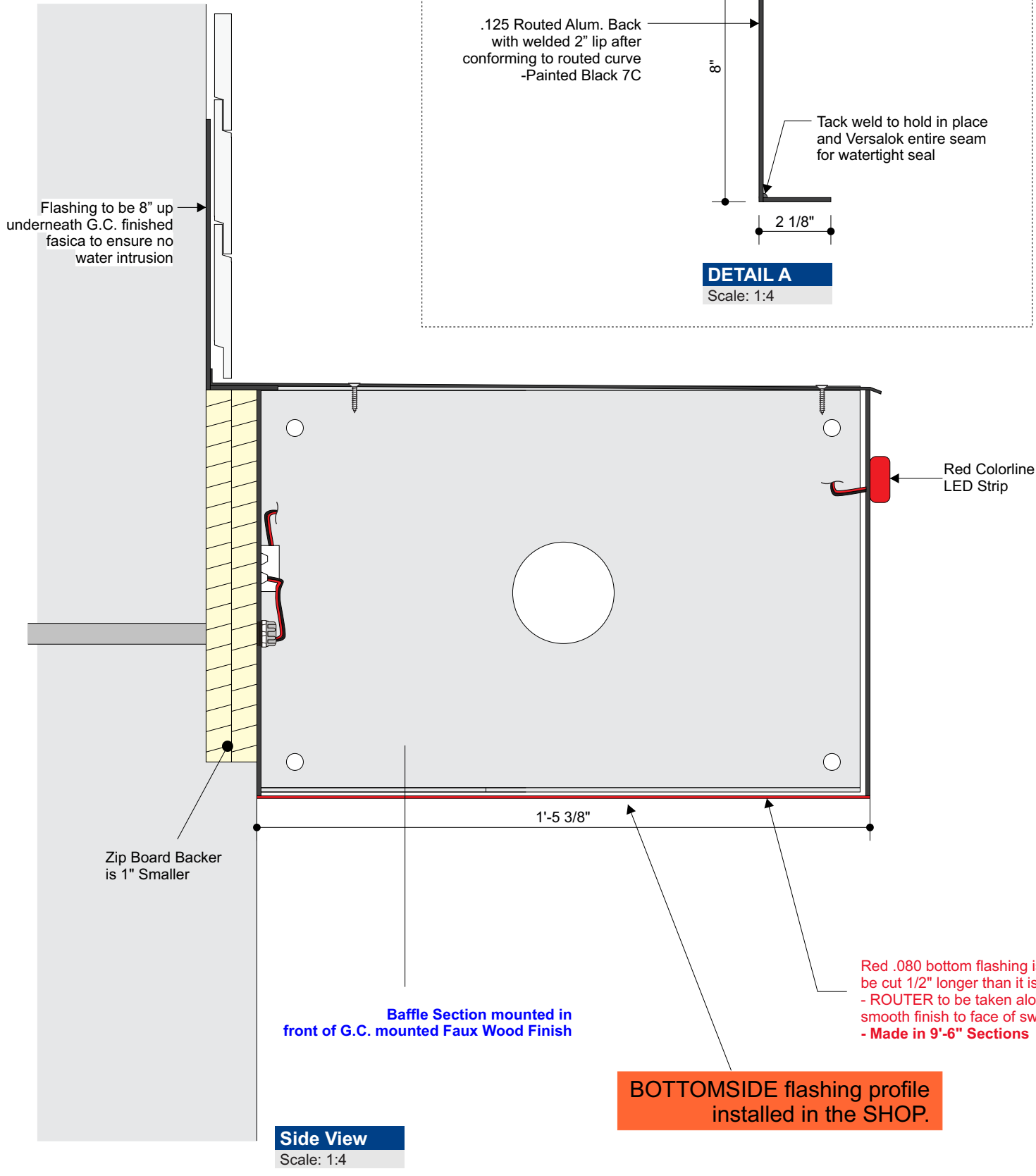
**Color Specifications**

	Pantone Black 7C
	Paint Red to Match Pantone 200 C



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Color Specifications	
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	Paint Red to Match Pantone 200 C

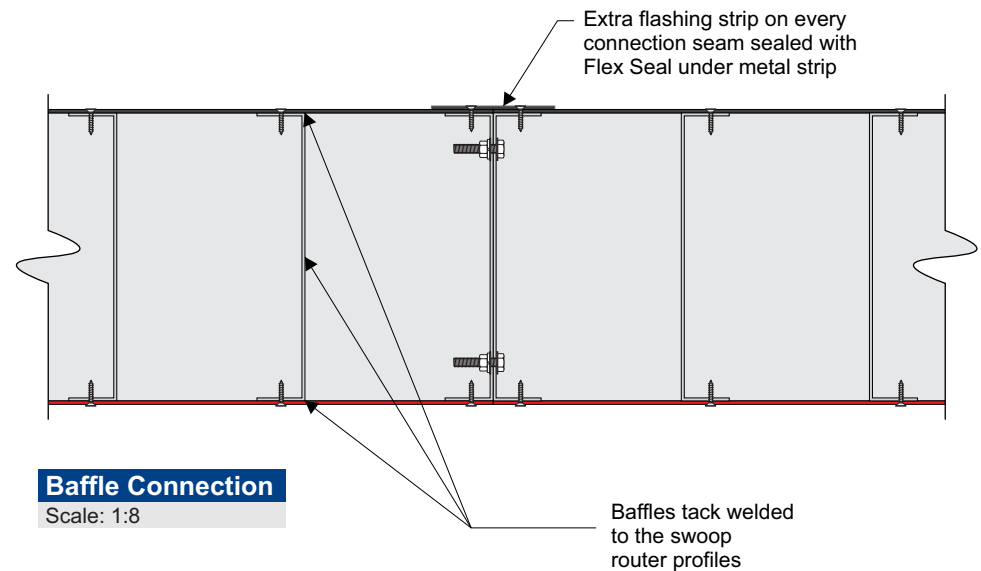
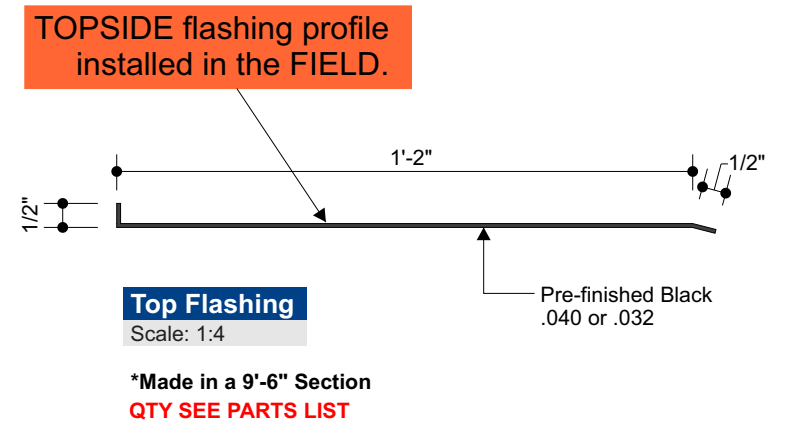
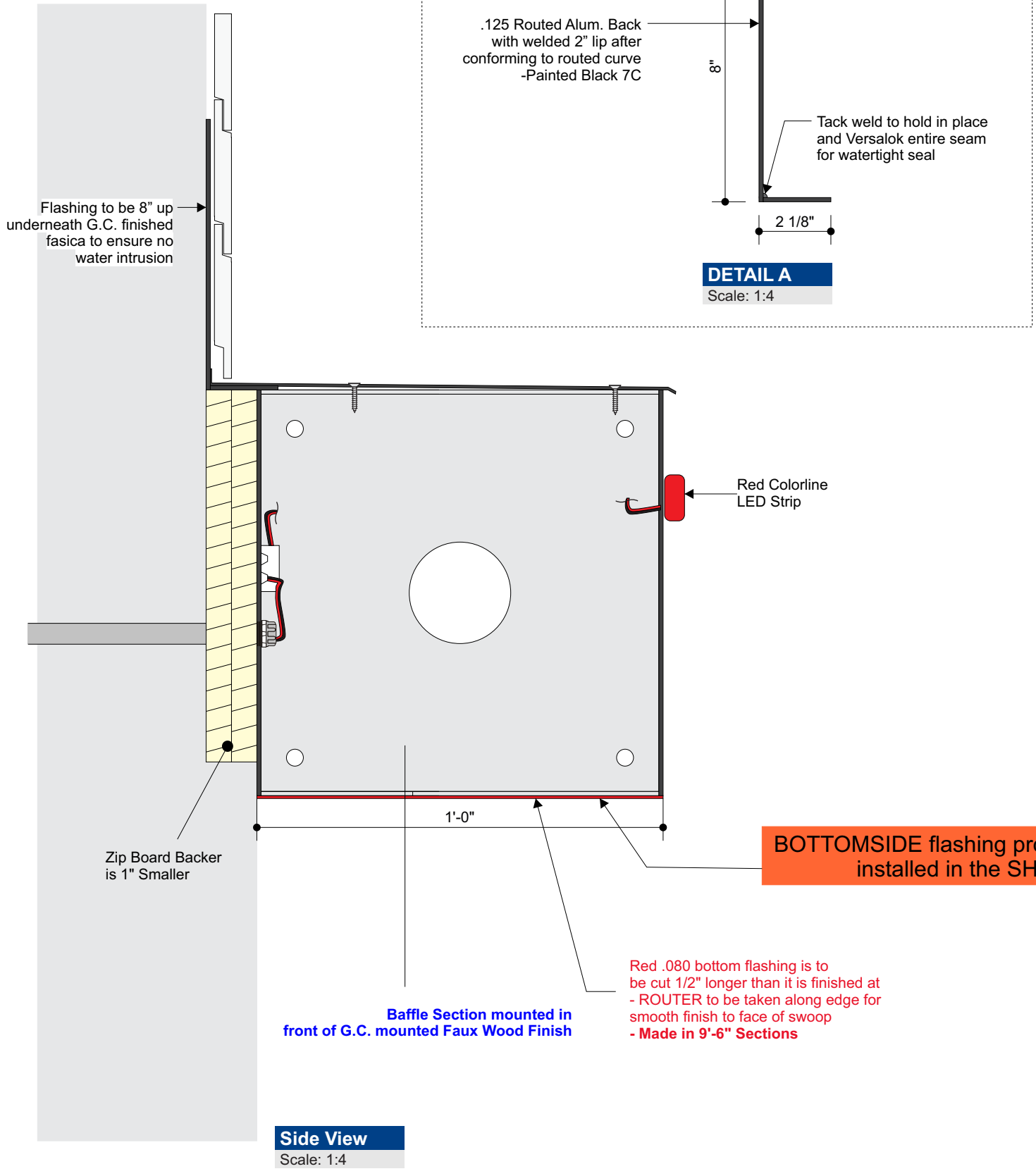
**Allen Industries** Listed MET E212503 Electric Sign Complies with UL48

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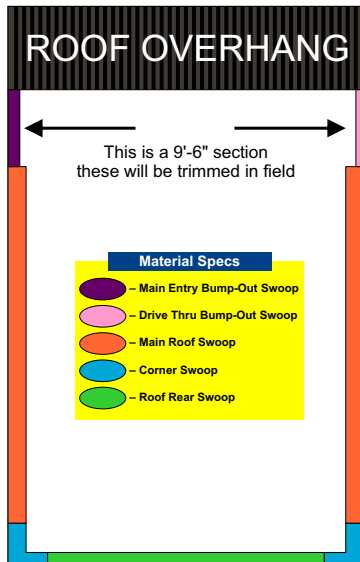
Color Specifications	
	Pantone Black 7C
	Paint Red to Match Pantone 200 C

**Allen Industries** MET E212503 Electric Sign Complies with UL48

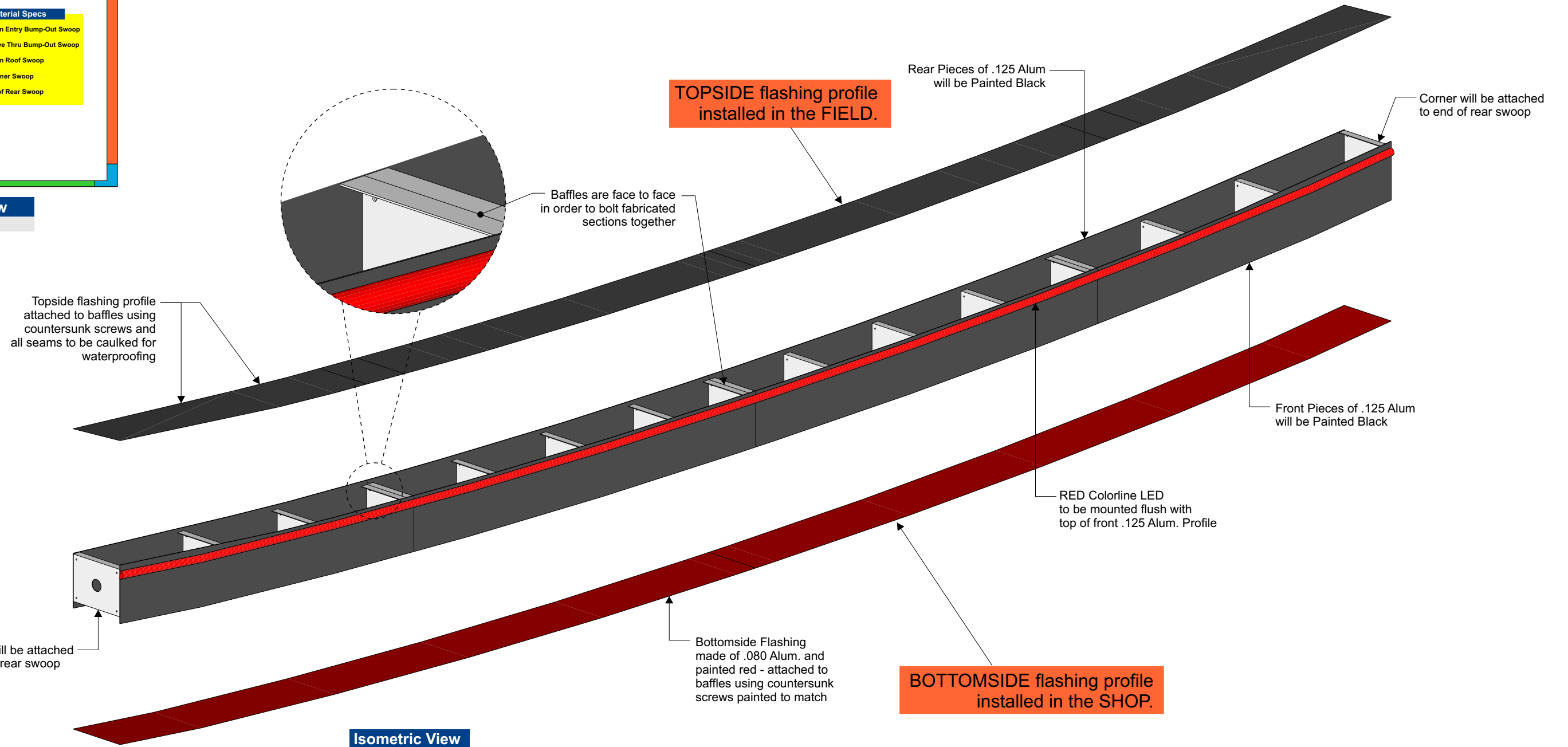
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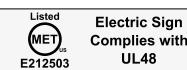
**Swoop View**  
Scale: NTS



**Isometric View**  
Scale: NTS

**Color Specifications**

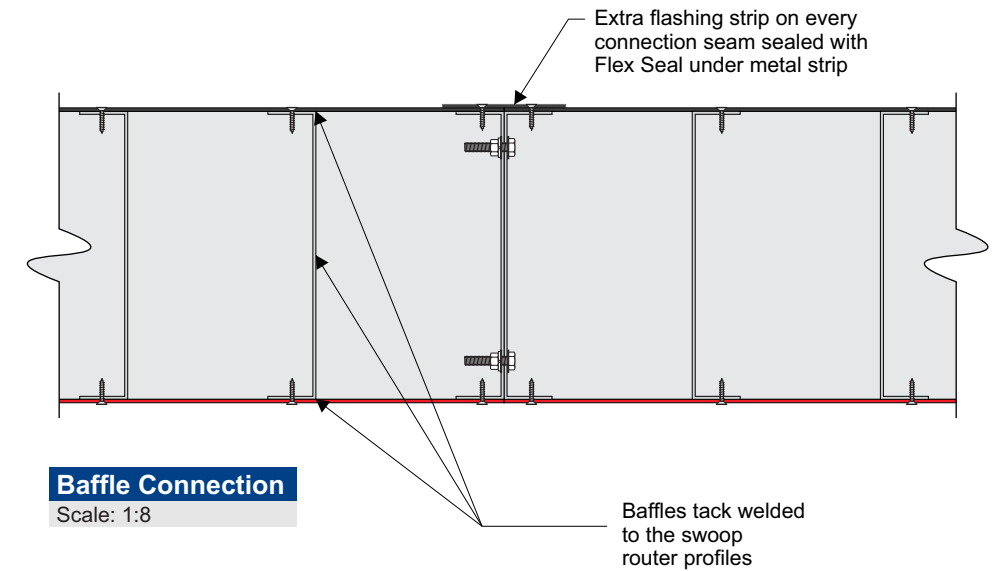
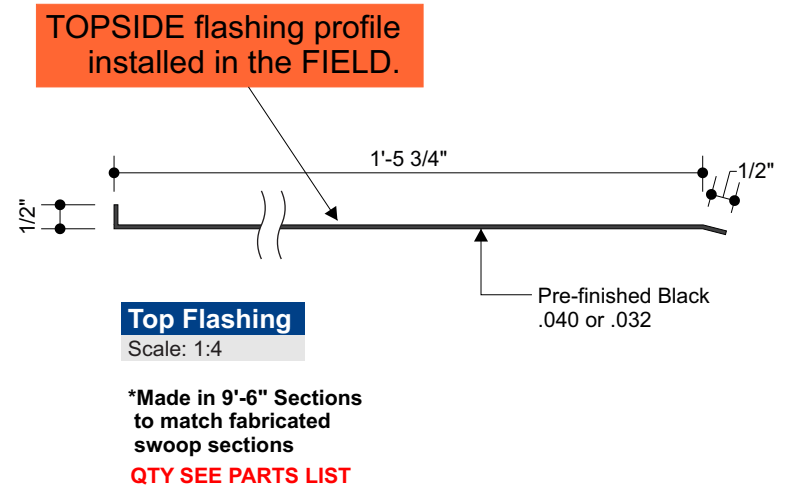
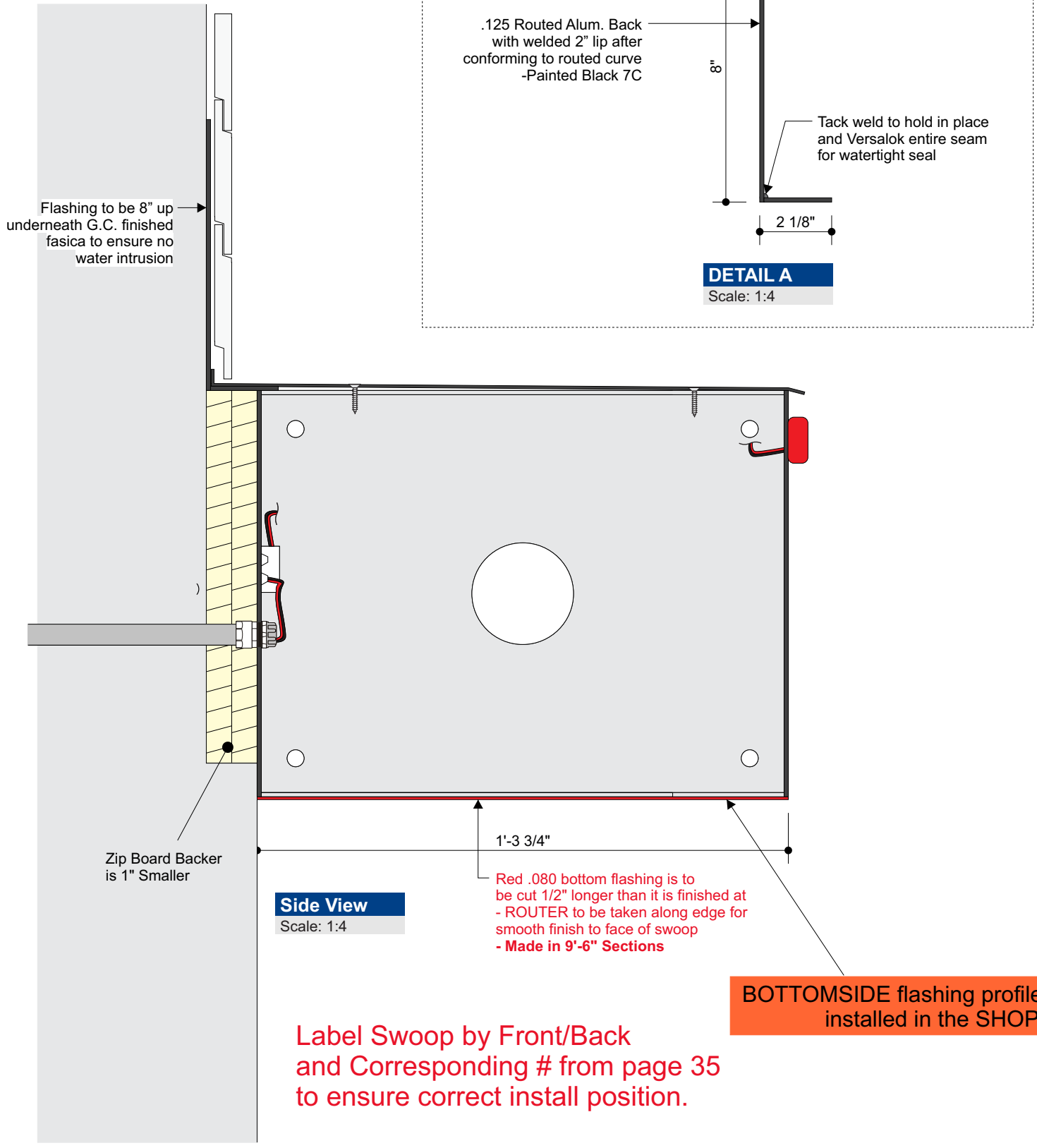
- Pantone Black 7C
- Paint Red to Match Pantone 200 C



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



#	Date	Description
2	03/13/23	Updating per customer and to base standard
3	04/04/23	Creating 300 lvl package
4	04/10/23	Updating corner and moon gate
5	04/27/23	Revised the 300 lvl package
6	04/28/23	Revised 300 lvl package, art change
7	05/10/23	Swoop updated and all other current updates



**Label Swoop by Front/Back and Corresponding # from page 35 to ensure correct install position.**

Color Specifications	
	Pantone Black 7C
	Paint Red to Match Pantone 200 C

**Allen Industries** MET E212503 Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**GROUNDING ELECTRICAL CONNECTIONS**

#	Date	Description	Initial
2	03/13/23	Updating per customer and to base standard	JC
3	04/04/23	Creating 300 lvl package	JC
4	04/10/23	Updating corner and moon gate	JC
5	04/27/23	Revised the 300 lvl package	JM
6	04/28/23	Revised 300 lvl package, art change	JM
7	05/10/23	Swoop updated and all other current updates	JC

Client Review Status	
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.	
Client Signature:	Approval Date:
	35

**ColorLINE**  
Neon-inspired tubing

**SloanLED**<sup>®</sup>  
Leaders in LED Technology

Specifications

**Dimensions**..... Width..... 0.44 in (11 mm)  
Base width..... 0.59 in (15 mm)  
Height..... 1.00 in (25 mm)  
Lengths..... 2 ft (0.6 m); 4 ft (1.2 m);  
6 ft (1.8 m); 8 ft (2.4 m)

**Factory bends**..... 9.75 in (245 mm) radius (radial and flat bend)

**Approx. cut increments** ..... 2.4 in (60 mm)

**In-field bends**..... Radial bend..... 19 ft (5.8 m)  
Flat bend..... 6 ft (1.8 m)

**Operating temperature**..... -40° C to +70° C

**Protection class** ..... IP66

**Binning** ..... MacAdam Step 3\*

**Power per foot/meter** ..... 2.28 W/7.5 W

**Power capacity** ..... 24 ft (7.3 m) per SloanLED 60 W 12 VDC power supply

**Colors** ..... Colors retain hue when non-illuminated  
(see "Unlit Product Color Chart" for Pantone color equivalents)

**Mounting** ..... Dual-position mounting clips (400381-25)  
orient in two directions

\* White (P/N 701800-W-X) and Warm White (P/N 701800A-WW-X) only.  
† "Unlit Product Color Chart" provided as a courtesy to give a general idea of product color. Colors in chart not printed using Pantone inks and may vary from actual Pantone number/color. For an accurate representation of product color, a Pantone Color Guide book should be used, or order a sample part. For more information on Pantone, visit Pantone.com.



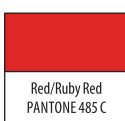
ColorLINE is covered by US and foreign patents pending and covered by the following US patents issued: 6,776,504, 6,969,179, and 7,192,157

**QTY: 35 @ 8'**

**Ordering information**

Color	Part number
Red	701800D-R-X

NOTE: X = desired length.  
See table below for length codes.



Code	Item description	Actual length
2	2-ft (0.6-m) Tube	24.66 in (626 mm)
4	4-ft (1.2-m) Tube	48.66 in (1236 mm)
6	6-ft (1.8-m) Tube	72.66 in (1846 mm)
8	8-ft (2.4-m) Tube	96.66 in (2455 mm)

Power supply capacity

12 VDC Power supply*	All colors
	Maximum feet/meters
20 W Power supply	8 / 2.4
60 W Power supply	24 / 7.3
120 W Power supply	24 / 7.3 x 2
Power used per foot/meter in watts	2.28 / 7.5

\* Configured for Class 2 Output.

NOTE: When mixing modules of different sizes/colors or various products on the same power supply, simply add all the power requirements for the respective footages of each product. Then choose appropriate power supplies to provide adequate power output. The actual number of power supplies needed may vary based on how the materials are distributed across the project.

Color	Inside corner	Outside corner	Step corner
Red, Orange, Yellow, Green, Blue	701800D-IC-Color	701800D-OC-Color	701800D-SC-Color
White (6500 K)	701800-IC-W	701800-OC-W	701800-SC-W
Warm White (3500 K)	701800A-IC-WW	701800A-OC-WW	701800A-SC-WW

Joint covers

701807

Snap-on, frosted joint covers for clean finish  
Illuminated mitered corners



Mounting clip

400381-25



# Sloan Prism Red LED

Model	Modules per meter/foot	Color	Nominal wavelength	Part number	Optimal can depth	Power per module	Lumens per module (nominal)	Efficacy	Packaging of 5 bags per carton
Standard	1.5/ft (4.9/m)	Red	623 nm	701269-RD24SJ1-MB	3-8" (75-200 mm)	0.43 W	26	60 lm/W	34.7 ft / 10.6 m (52 modules) per bag

24 VDC Power Supplies\* – Compatible with SloanLED 24 VDC products

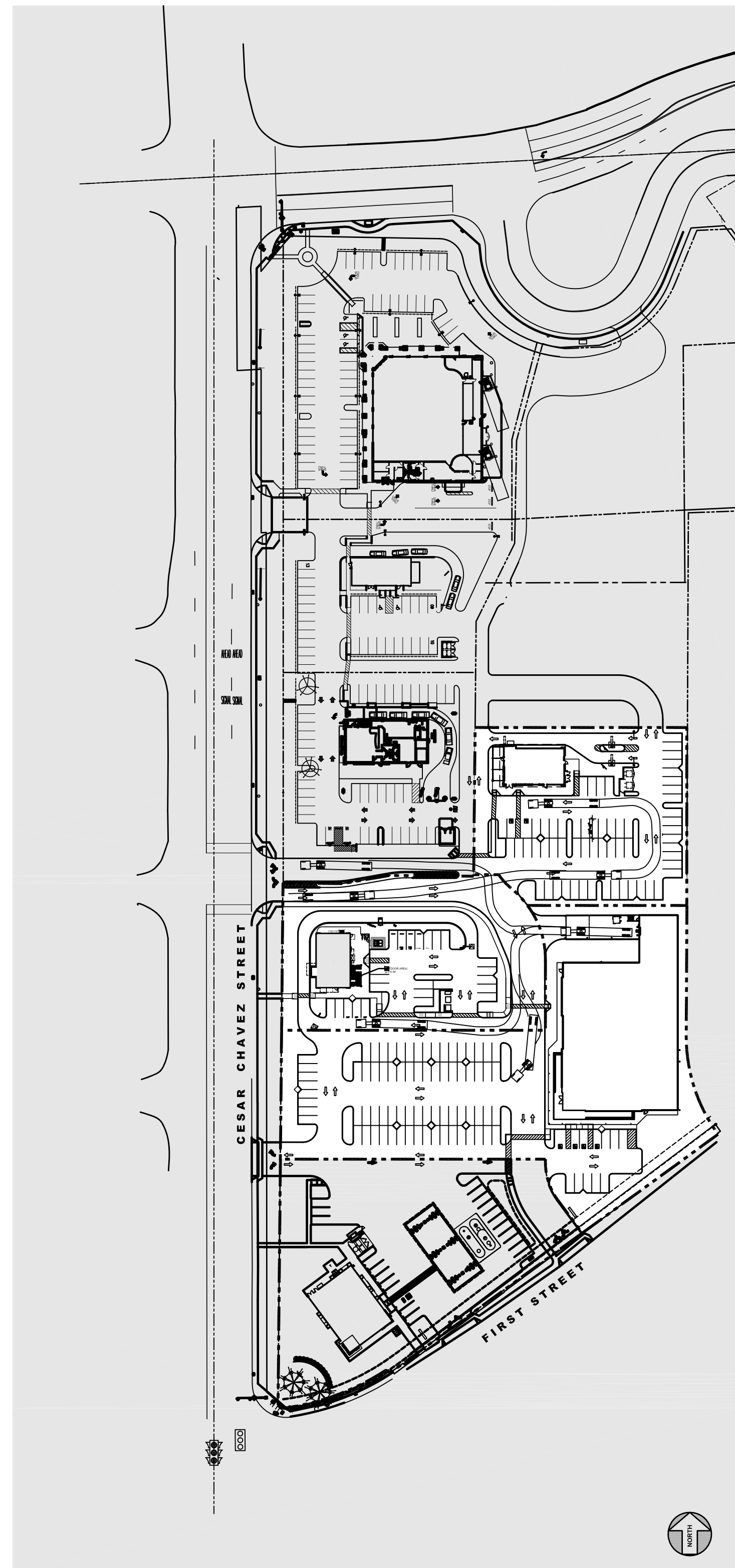
Power supply	Part number	Input		Output		Location rating	Protection class	UL Retrofit Certified†		
		Nominal input voltage	Input current	Power output	Output current			701269-	701946-	701972-
60S1D 60W (0-10 V dimmer)	701895-60S1D		0.80 A	60 W	2.5 A		IP64	✓	✓	✓

**QTY:200 LF**

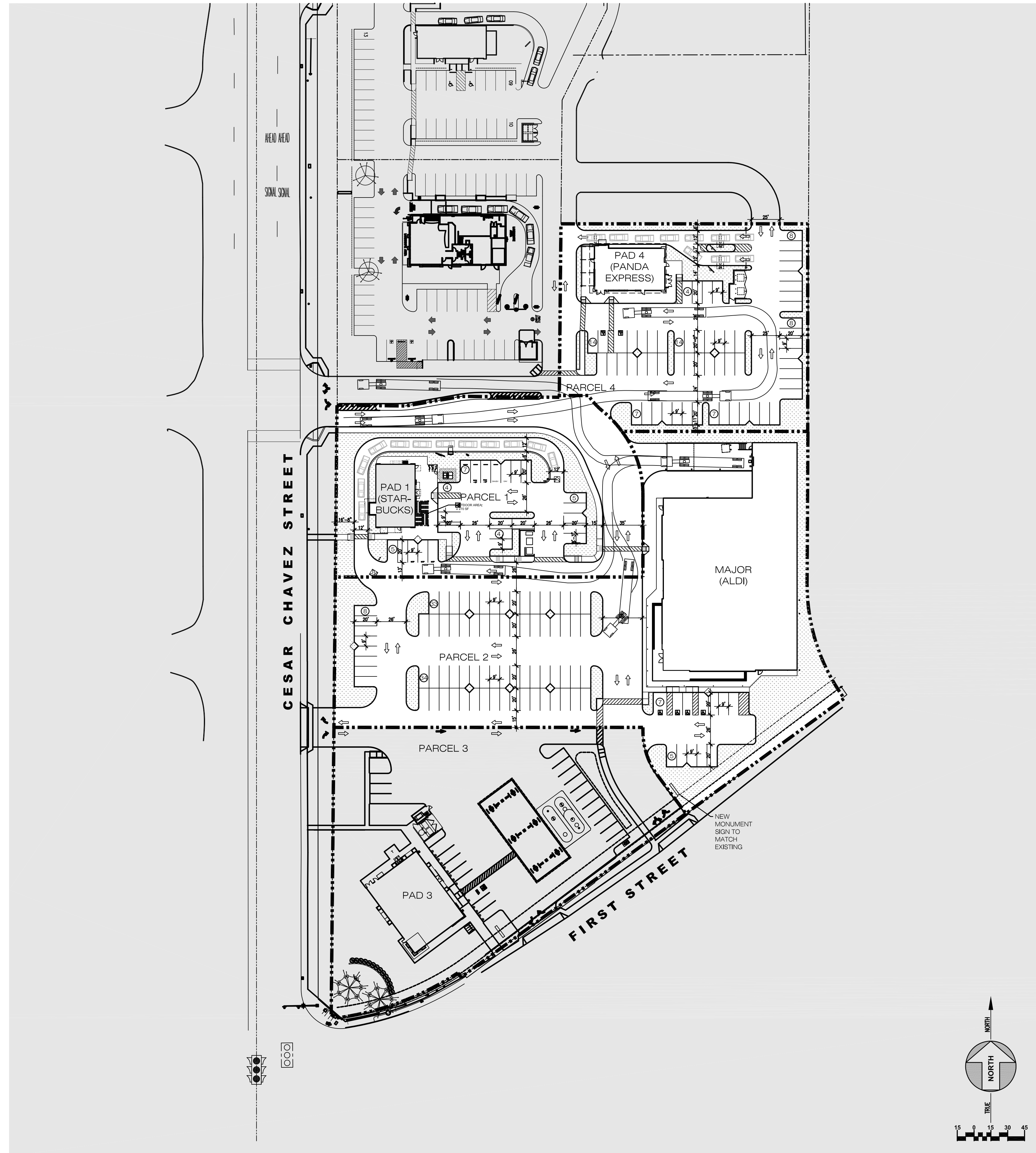
# GE Tetra Max 24V LED

SKU	Model	Details	Color	Order unit	Pkg. Quantity	Modules per strip
93098199	GEMX2471-WIS	Tetra® MAX 24V 7100K	White	Box	5 Strips/Box	30 modules/strip (20 ft/strip)

**QTY:200 LF**



KEY MAP N.T.S.



**PROJECT INFORMATION**  
 JURISDICTION: CITY OF COACHELLA, CA  
 EXISTING ZONING: CG (GENERAL COMMERCIAL)

**SITE INFORMATION**  
 SITE AREA: PARCEL 1: ±0.96 AC (± 41,911 SF)  
 PARCEL 2: ±1.91 AC (± 83,236 SF)  
 PARCEL 3: ±1.29 AC (± 55,996 SF)  
 PARCEL 4: ±0.91 AC (± 39,553 SF)  
 TOTAL: ±5.07 AC (±220,696 SF)

**BUILDING AREA:** PAD 1: ±2,050 SF  
 MAJOR: ±20,442 SF  
 PAD 3: ±4,088 SF  
 PAD 4: ±2,600 SF  
 TOTAL: ±29,180 SF  
 (NOT INC. UTILITY AREAS)

**SITE COVERAGE:** PAD 1: ±4.89% (±2,135 SF/AC)  
 MAJOR: ±24.56% (±10,703 SF/AC)  
 PAD 3: ±7.30% (±3,169 SF/AC)  
 PAD 4: ±6.57% (±2,857 SF/AC)  
 TOTAL: ±13.22% (±5,755 SF/AC)  
 (NOT INC. UTILITY AREAS)

**PARKING INFORMATION**  
 PARKING REQUIREMENT:  
 RESTAURANT: 1/45 SF OF CUSTOMER AREA +  
 1/200 SF OF NON-CUSTOMER AREA  
 GENERAL COMMERCIAL: 1/250 SF

**STALLS REQUIRED:**  
 PAD 1: ±2,050 SF x 35% = ±720 SF CUSTOMER AREA  
 ±2,050 SF x 65% = ±1,330 SF NON-CUSTOMER AREA  
 ±720 SF @ 1/45 SF = 16 STALLS REQUIRED  
 ±1,330 SF @ 1/200 SF = 7 STALLS REQUIRED  
 TOTAL: 23 STALLS REQUIRED  
 MAJOR: ±20,442 SF @ 1/250 SF = 82 STALLS REQUIRED  
 PAD 3 : ±4,088 SF @ 1/250 SF = 17 STALLS REQUIRED  
 PAD 4 : ±2,600 SF x 50% = ±1,300 SF CUSTOMER AREA  
 ±2,600 SF x 50% = ±1,300 SF NON-CUSTOMER AREA  
 ±1,300 SF @ 1/45 SF = 29 STALLS REQUIRED  
 ±1,300 SF @ 1/200 SF = 7 STALLS REQUIRED  
 TOTAL: 36 STALLS REQUIRED  
 TOTAL: 193 STALLS REQUIRED

**STALLS PROVIDED:**  
 PAD 1: 25 STALLS PROVIDED  
 MAJOR: 87 STALLS PROVIDED  
 PAD 3: 22 STALLS PROVIDED  
 PAD 4: 62 STALLS PROVIDED  
 TOTAL: 196 STALLS PROVIDED

**PARKING RATIO:**  
 PAD 1: ±12.20/1,000 SF  
 MAJOR: ±4.26/1,000 SF  
 PAD 3: ±5.38/1,000 SF  
 PAD 4: ±23.85/1,000 SF  
 TOTAL: ±6.86/1,000 SF

## MULTI-TENANT NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

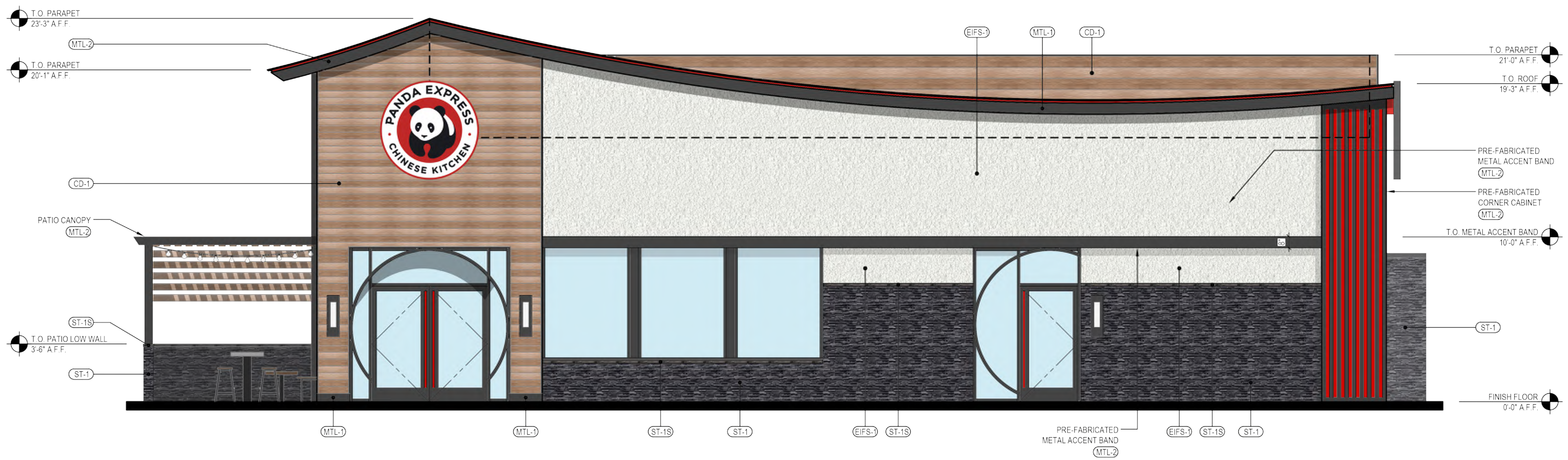
### SITE PLAN

Scale: 1" = 50'  
 November 23, 2021

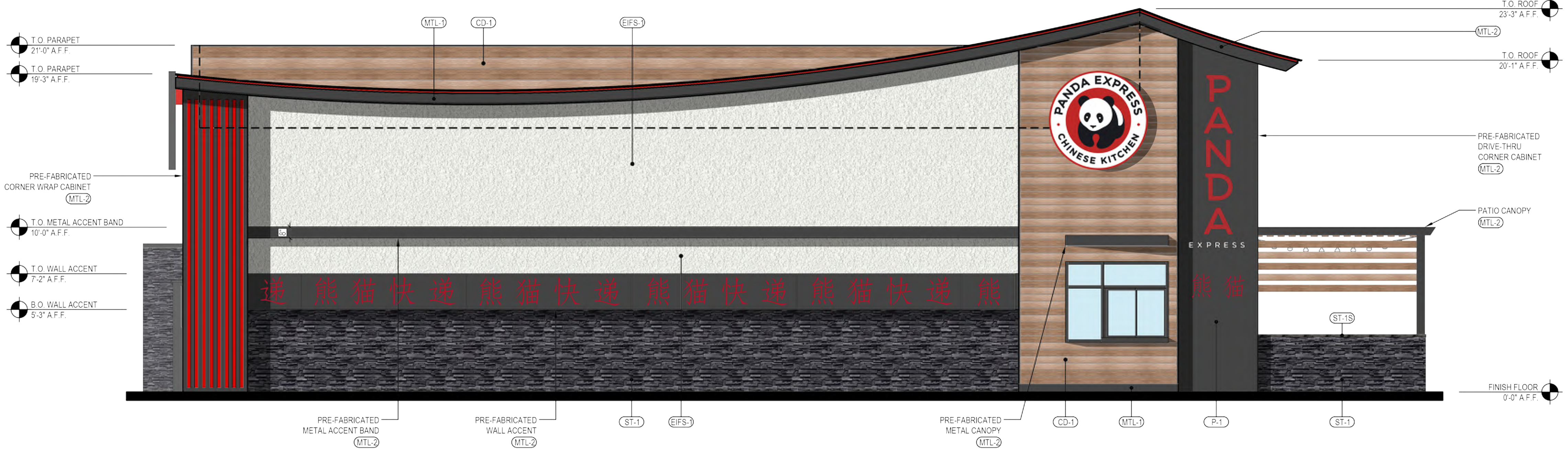


# Attachment 3

- 
**SIDING (CD-1)**  
 MANUFACTURE: NICHIIHA  
 PRODUCT: VINTAGE WOOD SERIES  
 COLOR: SPRUCE
  
- 
**EIFS (EIFS-1)**  
 MANUFACTURE: STO  
 PRODUCT: STOTHERM ESSENCE SYSTEM  
 COLOR: ICE CUBE  
 FINISH: FINE
  
- 
**SILL (ST-1S)**  
 MANUFACTURE: CORONADO STONE PRODUCTS  
 PRODUCT: CHISELED STONE SILL  
 COLOR: CHARCOAL  
 FINISH: NATURAL
  
- 
**STONE VENEER (ST-1)**  
 MANUFACTURE: ENVIRONMENTAL STONEWORKS  
 PRODUCT: PROSTACK LITE  
 COLOR: BLACK  
 FINISH: NATURAL
  
- 
**METAL CAP (MTL-1)**  
 MANUFACTURE: EXCEPTIONAL METALS  
 PRODUCT: CAP FLASHING  
 COLOR: IRON ORE  
 FINISH: SMOOTH
  
- 
**METAL (MTL-2)**  
 MANUFACTURE: ALLEN INDUSTRIES  
 COLOR: DARK BRONZE  
 FINISH: SATIN
  
- 
**PAINT (P-1)**  
 MANUFACTURE: ALLEN INDUSTRIES  
 COLOR: PANDA RED  
 FINISH: SATIN



**SOUTH ELEVATION 2**  
 Scale= 1/4" = 1'-0" **A-201**



**NORTH ELEVATION 1**  
 Scale= 1/4" = 1'-0" **A-201**



PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
 Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

NO.	DESCRIPTION	DATE
1ST	1ST CUP SUBMITTAL	10-11-21

DRAWN BY: RR/CL/JL


PANDA PROJECT #: S8-22-D8226  
 ARCH PROJECT #: 19-317


**GARY WANG & ASSOCIATES, INC.**  
 1000 Corporate Center Dr., Suite 550  
 Monterey Park, CA 91754  
 TEL: (626) 288-6898 FAX: (626) 768-7101  
 http://www.garywang.com

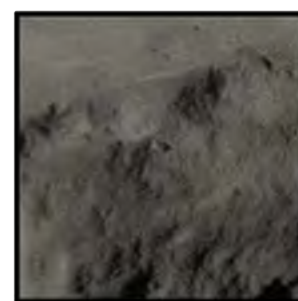
**PANDA EXPRESS**  
 HARRISON & AVE 50  
 COACHELLA, CA 92236


**A-201**  
 EXTERIOR ELEVATIONS

# Attachment 3


- 


**SIDING (CD-1)**  
 MANUFACTURE: NICHIIA  
 PRODUCT: VINTAGE WOOD SERIES  
 COLOR: SPRUCE
- 

**EIFS (EIFS-1)**  
 MANUFACTURE: STO  
 PRODUCT: STOTHERM ESSENCE SYSTEM  
 COLOR: ICE CUBE  
 FINISH: FINE
- 

**SILL (ST-1S)**  
 MANUFACTURE: CORONADO STONE PRODUCTS  
 PRODUCT: CHISELED STONE SILL  
 COLOR: CHARCOAL  
 FINISH: NATURAL
- 

**STONE VENEER (ST-1)**  
 MANUFACTURE: ENVIRONMENTAL STONWORKS  
 PRODUCT: PROSTACK LITE  
 COLOR: BLACK  
 FINISH: NATURAL
- 

**METAL CAP (MTL-1)**  
 MANUFACTURE: EXCEPTIONAL METALS  
 PRODUCT: CAP FLASHING  
 COLOR: IRON ORE  
 FINISH: SMOOTH
- 

**METAL (MTL-2)**  
 MANUFACTURE: ALLEN INDUSTRIES  
 COLOR: DARK BRONZE  
 FINISH: SATIN
- 

**PAINT (P-1)**  
 MANUFACTURE: ALLEN INDUSTRIES  
 COLOR: PANDA RED  
 FINISH: SATIN



**EAST ELEVATION 2**  
 Scale= 1/4" = 1'-0" **A-200**



**WEST ELEVATION 1**  
 Scale= 1/4" = 1'-0" **A-200**



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REVISIONS:

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PANDA PROJECT #: S8-22-D8226  
 ARCH PROJECT #: 19-317



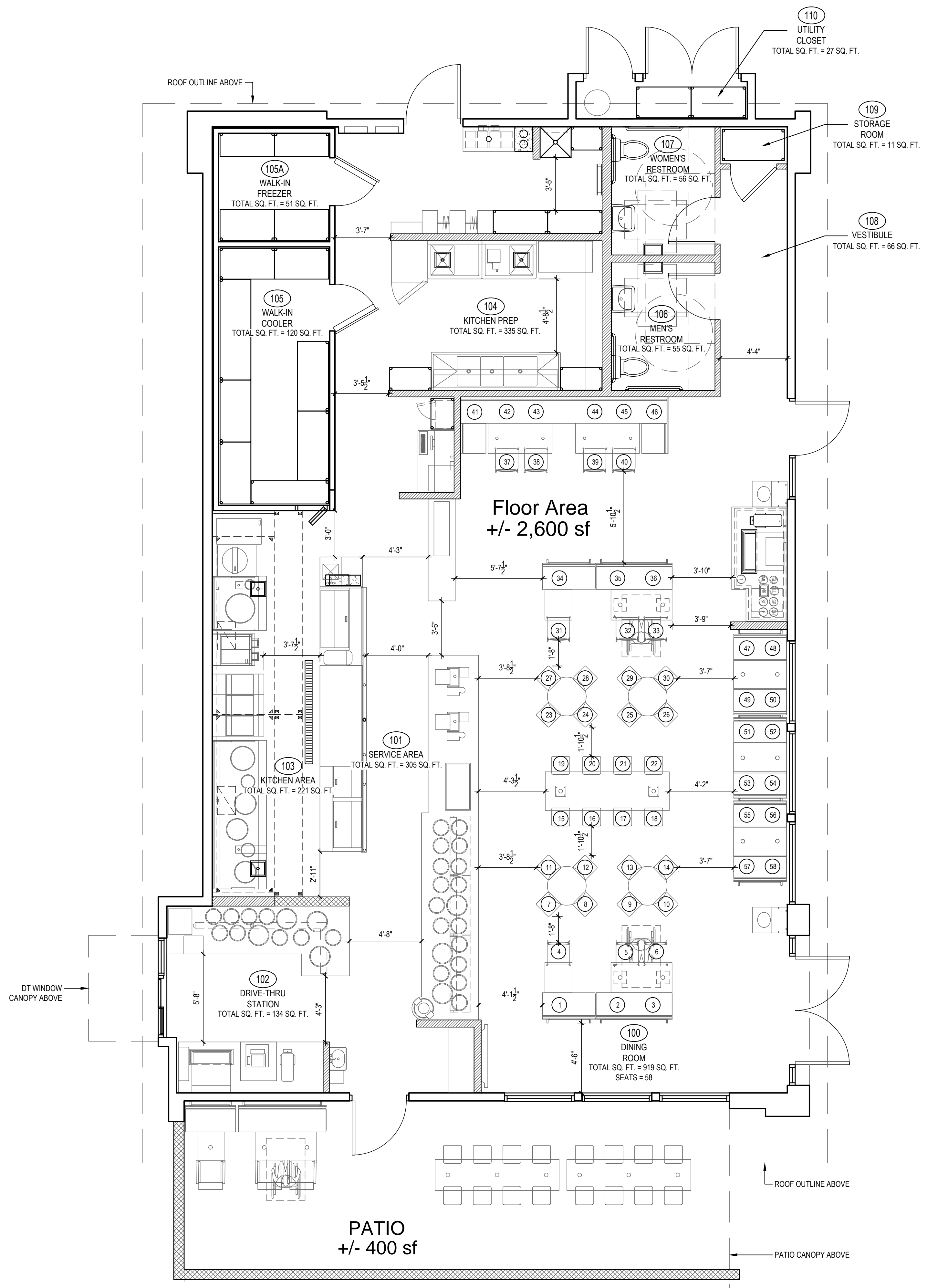
**GARY WANG & ASSOCIATES, INC.**  
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 http://www.garywang.com

**PANDA EXPRESS**  
 HARRISON & AVE 50  
 COACHELLA, CA 92236

**A-200**  
 EXTERIOR ELEVATIONS



# Attachment 3



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REVISIONS:


ISSUE DATE:

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**PANDA EXPRESS**  
HARRISON & AVE 50  
COACHELLA, CA 92236

**A-101**  
FLOOR PLAN

NOT USED 2  
Scale= NTS A-101

FLOOR PLAN 1  
Scale= 1/4" = 1'-0" A-101

# Attachment 3



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NO.	DESCRIPTION	DATE
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### DRAWN BY:

RR/CL/JL

### PANDA PROJECT #:

S8-22-D8226

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## PANDA EXPRESS

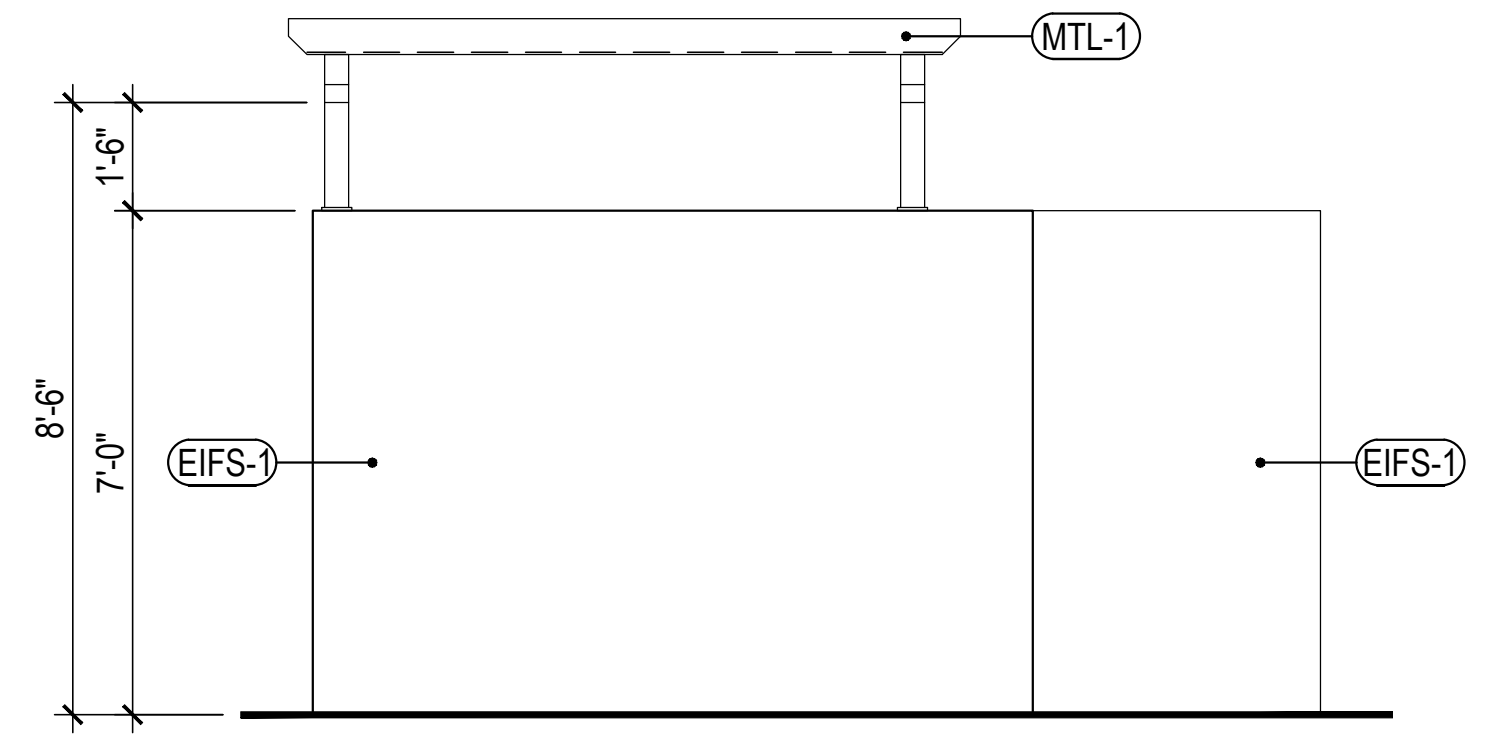
HARRISON & AVE 50  
COACHELLA, CA 92236

# A-407

### TRASH ENCLOSURE DETAILS

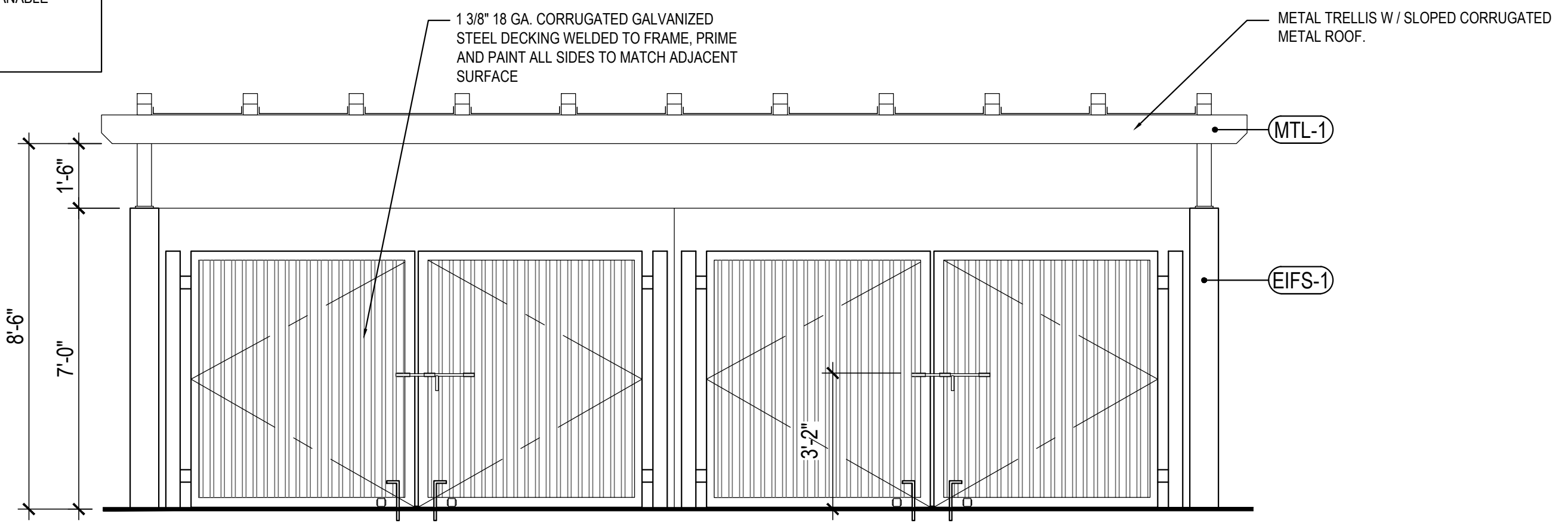
NOTE: THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200  
TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH EIFS  
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CAME BOLTS, ETC. AS INDICATED.  
NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.



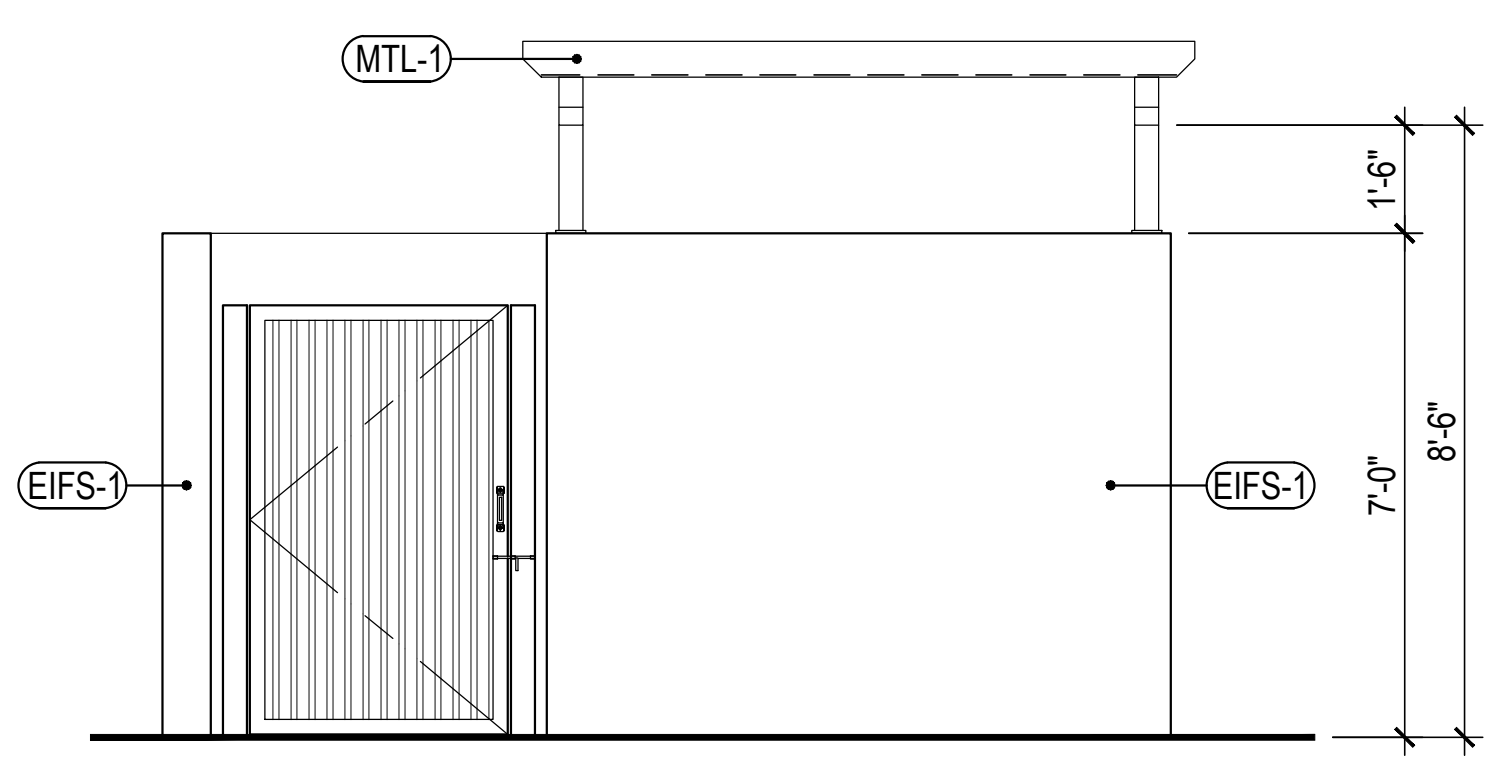
### SIDE ELEVATION

ELEVATION 5  
Scale= 3/8" = 1'-0" A-407



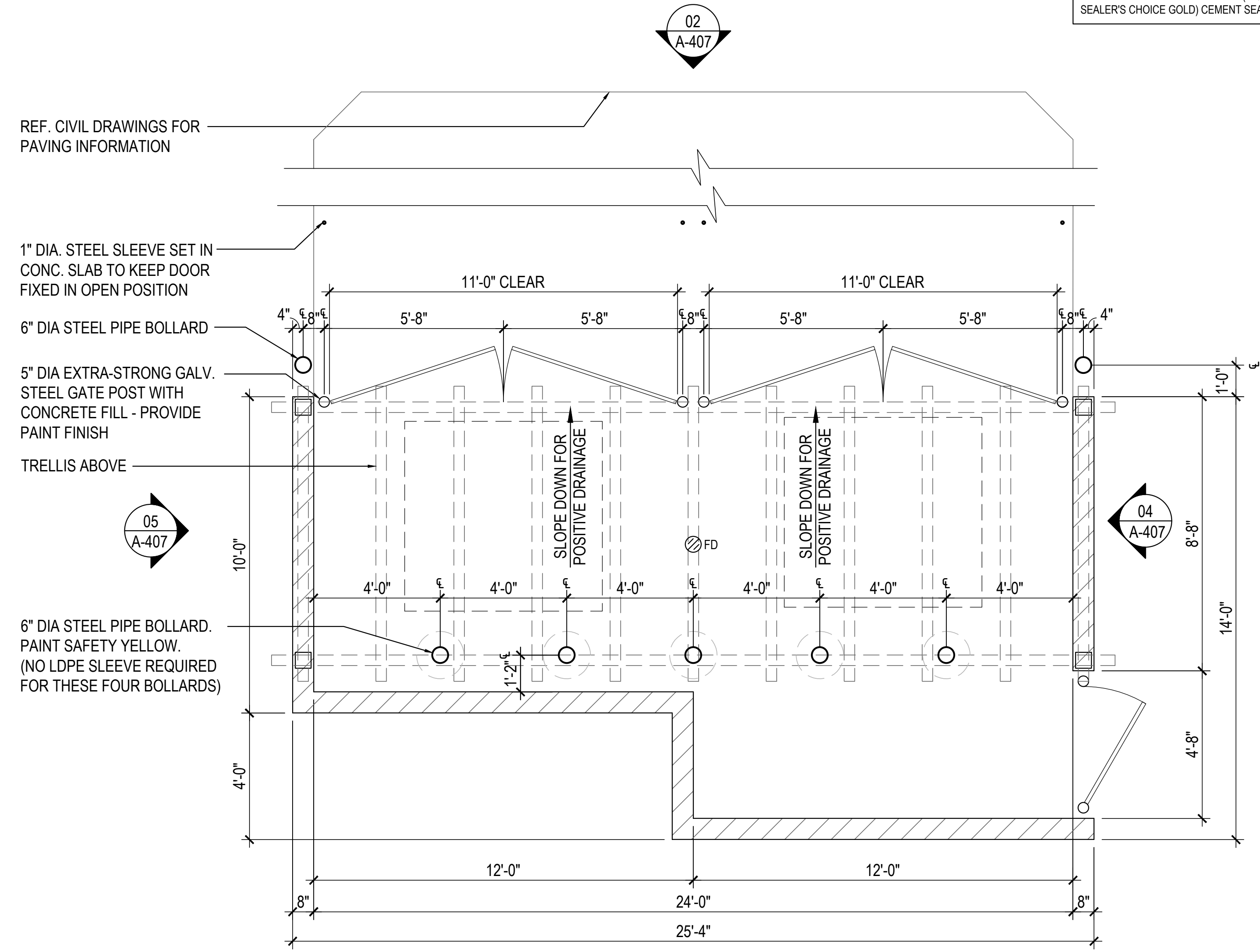
### FRONT ELEVATION

ELEVATION 2  
Scale= 3/8" = 1'-0" A-407



### SIDE ELEVATION

ELEVATION 4  
Scale= 3/8" = 1'-0" A-407

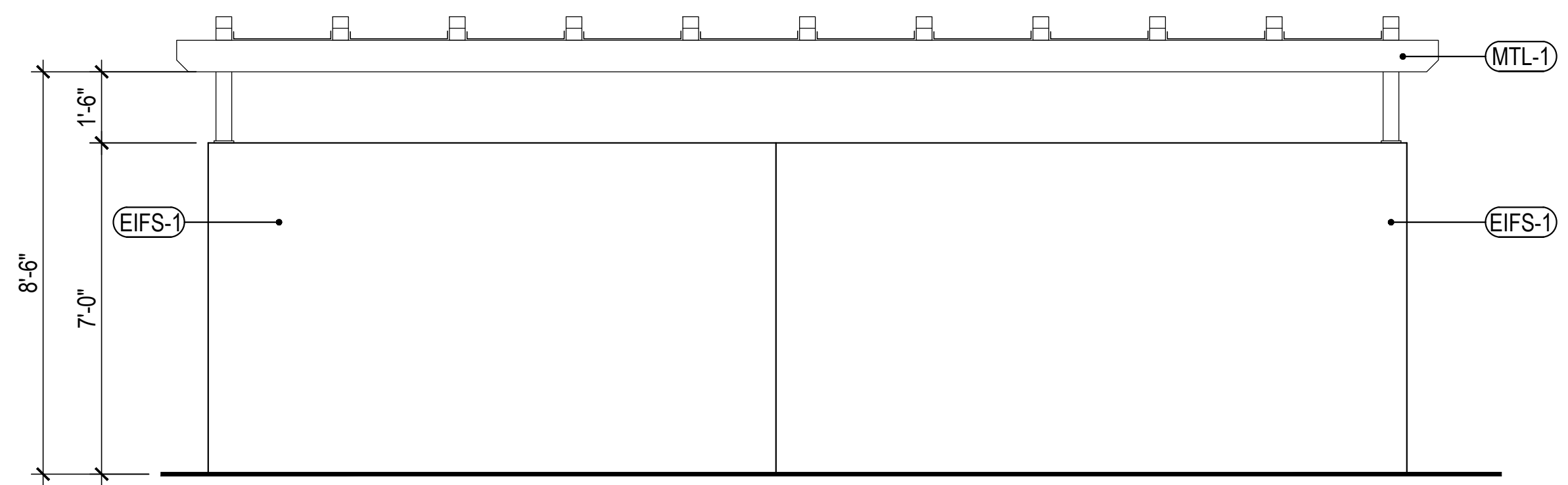


### FLOOR PLAN

03 A-407

ELEVATION 3  
Scale= 3/8" = 1'-0" A-407

PLAN 1  
Scale= 3/8" = 1'-0" A-407



### BACK ELEVATION

**RESOLUTION NO. 2022-10**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING AMENDMENTS TO ARCHITECTURAL REVIEW 20-03 AND CONDITIONAL USE PERMIT 321 TO ALLOW THE CONSTRUCTION OF A 2,028 SQ. FT. DRIVE-THRU COFFEE SHOP AND A 4,088 SQ. FT. MINI-MARKET WITH ALCOHOL SALES AND 24 HOUR OPERATION ON 3.1 ACRES OF A 5.9 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAIL REALTY ASSOCIATES, LP (APPLICANT).**

**WHEREAS**, Coachella Retail Realty Associates, LP filed an application for Conditional Use Permit (CUP 346), CUP 347, Architectural Review (AR) 21-12 and amendments to CUP 321, AR 20-03, and Tentative Parcel Map (TPM) 37940 to allow the construction of a 2,028 sq. ft. drive-thru coffee shop, 2,600 sq. ft. drive-thru restaurant, and a 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and

**WHEREAS**, on October 14, 2020, the City Council of the City of Coachella held a duly noticed and published Public Hearing and considered the Architectural Review 20-03 and Conditional Use Permit 321 as presented by the applicant, adopting Resolution 2020-55 with the findings, conditions, and staff recommendations; and

**WHEREAS** on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on January 26, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

**WHEREAS**, the proposed change could not adversely affect the general health, safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California hereby resolve as follows:

**Section 1.** Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council 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 City Council and the facts outlined below, the City Council hereby finds and determines that the proposed project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

**Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to the modifications to Conditional Use Permit 321 and Architectural Review 21-03, the City Council finds as follows for the proposed for the 2,028 sq. ft. drive-thru coffee shop:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the Coachella General Plan 2035, except as recognized that the project has vested rights as to the number of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.

2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards of the City's Zoning Code. The applicant proposes to amend the approved site plan by eliminating two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code.

3. Consideration is 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 the development. The proposed development consists of an amended site plan and architectural elevations that proposes to eliminate two tenant spaces (4,500 sq. ft). of a multi-tenant retail building and instead retain a 2,028 sq. ft. drive-thru Coffee Shop and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market with alcohol sales and 24 hour operations on 3.1 acres of vacant land, in accordance with section 17.74.010 of the Coachella Municipal Code. The proposal which will provide City residents and regional residents with an alternative food service and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses, which include similar land uses and large commercial development sites.

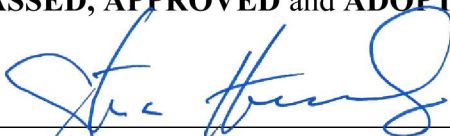
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The proposed development will be compatible with the neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a building with similar architectural features to the adjoining existing architectural theme of the commercial center as well as adjoining commercial development within the immediate vicinity of the proposed site. The surrounding properties to the south and to the east are vacant and can provide for similar commercial development. As such, the proposed buildings will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.

5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive isles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

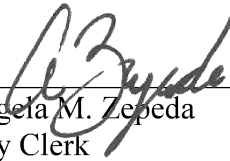
#### **Section 4.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council approves modification to Conditional Use Permit 321 Architectural Review 20-03 for the Fountainhead Plaza Phase II development and subject to the Conditions of Approval as set forth in Resolution No. 2020-55 and as modified by the Conditions of Approval as set forth in "Exhibit A"

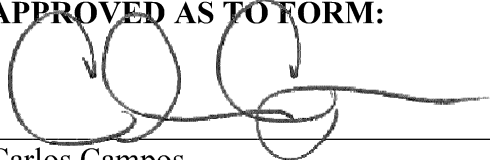
**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of January 2021.

  
 \_\_\_\_\_  
 Steven A. Hernandez  
 Mayor

**ATTEST:**

  
\_\_\_\_\_  
Angela M. Zepeda  
City Clerk

**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. 2022-10 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26<sup>th</sup> day of January 2022, by the following vote of Council:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSENT: Councilmember Beaman Jacinto.

ABSTAIN: None.

  
\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk

**CONDITIONS OF APPROVAL  
CONDITION USE PERMIT 321 (modification) AND ARCHITECTURAL REVIEW 20-03 (modification) FOUNTAINHEAD PLAZA (STARBUCKS AND 7-ELEVEN)**

**CONDITIONS OF APPROVAL FOR AR 20-03:**

\*Modified conditions are in “Bold” and deleted text is in “strike-out.”

45. ~~Temporary Certificates of occupancy may be issued to allow businesses to open, prior to,~~ **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 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. **A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.**
81. A minimum of 10 date palm trees ~~California or Mexican Fan palms~~ of a minimum 10 to 15 foot brown trunk height shall be planted at the intersection of First Street and Cesar Chavez Street.
90. **The Conditions of Approval of Resolution No. PC 2021-25 (CUP 346 and CUP 347 and AR No, 21-12) Exhibit A are incorporated herein as conditions of approval for Conditional Use Permit 321 and Architectural Review No. 20-03 by reference.**



**RESOLUTION NO. PC2021-25**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 346, CONDITIONAL USE PERMIT NO. 347, AND ARCHITECTURAL REVIEW 21-12 TO ALLOW THE CONSTRUCTION OF A 2,600 SQ. FT. DRIVE-THRU RESTAURANT AND A 20,422 SQ. FT. SUPERMARKET WITH TYPE 20 (BEER AND WINE) ALCOHOL SALES ON 2.85 ACRES OF VACANT LAND LOCATED AT THE NORTHEAST CORNER OF FIRST STREET AND CESAR CHAVEZ STREET. (APN 778-020-007 AND 778-010-017) COACHELLA RETAIL REALTY ASSOCIATES, LP (APPLICANT).**

**WHEREAS** Coachella Retail Realty Associates, LP filed an application for Conditional Use Permit (CUP 346), CUP 347, Architectural Review (AR) 21-12 and amendments to CUP 321, AR 20-03, and Tentative Parcel Map (TPM) 37940 to allow the construction of a 2,028 sq. ft. drive-thru coffee shop, 2,600 sq. ft. drive-thru restaurant, and a 20,422 sq. ft. supermarket located at the northeast corner of First Street and Cesar Chavez Street (APN 778-020-007 and 778-010-017); and,

**WHEREAS** on December 15, 2021 and January 5, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the Planning Commission determine the project will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

**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 hereby resolve as follows:

**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 will not result in any new environmental effects that were not previously analyzed as part of the original project under Environmental Initial Study 07-16 on May 7, 2008 for Fountainhead Plaza for all phases of the project.

**Section 3.** Conditional Use Permit (CUP 346) and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 346 and Architectural Review 21-12, the Planning Commission finds as follows for the proposed for the 2,600 sq. ft. drive-thru restaurant and the 20,422 sq. ft. supermarket:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035, except as recognized that the project has vested rights to the development of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site within Tentative Parcel Map 37940, in accordance with section 17.74.010 of the Coachella Municipal Code. The drive-thru restaurant can accommodate 10 vehicles in drive-thru lane and satisfies the City's minimum stacking requirement of 8 vehicles.
3. Consideration is 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 the development. The proposed project is in compliance with the applicable

development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 4.** Conditional Use Permit Findings – CUP 347

With respect to Conditional Use Permit (CUP) 347, the Planning Commission finds as follows for the proposed for Type 20 Off-Sale Beer and Wine at the 20,442 sq. ft. supermarket:

1. The Conditional Use Permit is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035, except as recognized that the project has vested rights to the development of drive-thru restaurants and service stations previously vested under CUP No. 233 and AR No. 07-20. Staff requested direction from the Planning Commission at the June 3, 2015, Planning Commission hearing through a policy discussion item on the agenda. The Commission did find that the proposed drive-thru and service station are in harmony with the immediate vicinity of the proposed site and indicated that any future proposed development on the vacant portion of the site must be in strict compliance with the newly adopted City of Coachella General Plan 2035. The site has an Downtown Center land use designation that allows for a range of retail uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The site plan proposes the construction and operation of a development consisting of a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site within Tentative Parcel Map 37940, in accordance with section 17.74.010 of the Coachella Municipal Code.
3. Consideration is 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 the development. The proposed project is in compliance with the applicable development standards for the C-G (General Commercial) Zoning District of the City's Zoning Code. The proposed development consists a 2,600 sq. ft. drive-thru restaurant and 20,422 sq. ft. supermarket, on 2.85 acres of vacant land of a 5.9 acre site which will provide City residents and regional residents with an alternative dining choice and an additional service station with a convenience store which will provide convenience to motorist within the region. The proposed use is compatible with existing adjacent uses which include similar land uses and large commercial development sites.

4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would development according to the development standards of the C-G Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.
6. Although the Aldi supermarket Type 20 Off-Sale Beer and Wine establishment does fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship (Centro Catolico Martin Ortiz), and residential use, the benefit of the supermarket outweighs the distance restrictions and the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food products, will increase the availability of fresh produce to Coachella residents and provide goods at a location within walking distance from surrounding neighborhoods in keeping with the walkable character promoted by the Downtown Center land use designation for the Coachella General Plan 2035.
7. Although the Aldi supermarket Type 20 Off-Sale Beer and Wine establishment does fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use (Walgreens, 99 Cent Store, and Cardenas market) the benefit of the supermarket outweighs the distance restrictions and the public convenience or necessity is justified to issue the off-sale beer and wine license as the supermarket will offer a wide selection of food products, will increase the availability of fresh produce to Coachella residents and provide goods at a location within walking distance to the immediate neighborhood not provided by another existing establishment in keeping with the walkable character promoted by the Downtown Center land use designation for the Coachella General Plan 2035. A condition of approval for CUP 347 requires that not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.
8. The supermarket Type 20 Off-Sale Beer and Wine establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs by a major anchor tenant and would serve as a catalyst to the

development of the other vacant retail pads within the commercial center which would also provide jobs and increase the City's sales tax revenues.

9. 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 insofar that the architectural design of the building is modified as conditioned inclusive of architectural enhancements to the front elevations and extending parapet walls above the height of rooftop mechanical equipment for screening purposes.

**Section 5.** 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 approves Conditional Use Permit (CUP 346), CUP 347 and Architectural Review 21-12 for the Fountainhead Plaza Phase III development and subject to the Conditions of Approval as set forth in "Exhibit A"

**PASSED APPROVED and ADOPTED** this 5<sup>th</sup> day of January 2022.

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Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5<sup>th</sup> day of January 2022, by the following roll call vote:

AYES: Commissioner Leal, Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete and Chair Virgen.

NOES: None.

ABSENT: None

ABSTAIN: None

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Gabriel Perez  
Planning Commission Secretary

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT (CUP) NO. 346, CUP NO. 347, ARCHITECTURAL  
REVIEW NO. 21-12 FOUNTAINHEAD PLAZA (ALDI SUPERMARKET AND PANDA  
EXPRESS)**

**General Conditions**

1. Conditional Use Permit No. 346, CUP 347, and Architectural Review 21-12 shall be valid for 12 months from the effective date of said Planning Commission approvals unless the applicant requests an extension of time and granted by the Planning Commission. 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.
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. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. The applicant shall be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
5. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit.

6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
7. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
8. The project shall comply with the Mitigation Measures of Environmental Initial Study 07-16.

### **General - Engineering**

9. A focused Traffic Memo (TM) shall be submitted for the project by an appropriately licensed professional engineer. The review shall include but not limited to confirmation of trip distribution and impact on existing transportation facilities, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies, signing and striping plan. Applicant shall obtain approval of site access and circulation from the Fire Marshall.
10. 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.
11. 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.
12. Prepare and record necessary drainage easements to implement the project in accordance



with drainage law.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Applicant shall obtain approval of site access and circulation from Fire Marshall.
19. 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.
20. 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**

21. Prepare and submit rough grading and erosion control plans for the project.
22. The project's soils engineer shall certify to the adequacy of the grading plan.
23. 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**

24. 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.
25. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
26. 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.
27. 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**

28. 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 %.
29. 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.
30. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
  - 1) Cesar Chavez Street- Public Roadway as shown on the RAC and per these comments shall include the following:
    - a This Street is listed as a Primary Arterial with a specified width in the General Plan of 94 feet. Current right-of-way exists at a distance of 55 feet from centerline. No

- additional right of way dedication is required at this time.
- b Existing Asphalt, curb gutter and medians shall be protected in place to the extent possible. In locations where street cuts are required for installation of driveways, bus turnouts, utility cuts, etc., the Street shall be milled 0.1 feet deep and repaved from within the entire lane width where the cut has occurred.
  - 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 construct a bus turnout per City of Coachella Standard S-24 and relocate and reinstall the existing bus stop located on Cesar Chavez Street in front of the Fountainhead project to the satisfaction of the City Engineer prior to the issuance of the first COO.
  - f Applicant shall underground all existing dry utilities if existing at northbound 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.
- 2) 1st Street- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. This street is within Pueblo Viejo District Limit with 75 feet of right-of-way.
  - b. Applicant shall install all sidewalk and 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, street lights and all other appurtenances by Pueblo Viejo Design Guidelines as required to the satisfaction of the City Engineer.
  - c. Applicant shall construct all appurtenant roadway components on north side of 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: curb and gutter, sidewalk, Landscaping, Decorative pavers Elements, Decorative Street Lights, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to match Downtown Pueblo Viejo Design Guidelines and to the satisfaction of the City Engineer. Decorative elements for the Pueblo Viejo Design Guidelines shall only be applicable to First Street between Palm Ave and Orchard Street.
  - d. Applicant shall install a 3-way stop intersection on Orchard Street including all three crosswalks, four ADA ramps and street lighting to the satisfaction of the City Engineer.
  - e. Applicant shall underground all existing dry utilities at westbound lane on 1st Street between Cesar Chavez Street and Orchard Avenue such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
  - f. Applicant shall improve Intersection at the Northeast and southeast corners of 1st

street and Cesar Chavez Street including new ADA ramps, Crosswalk, Traffic Signal modification/relocation, Striping and Landscaping by Pueblo Viejo Design Guidelines and to the Satisfaction of the City Engineer.

### **Sewer and Water Improvements**

31. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
32. 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**

33. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
34. 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, 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.
35. 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.

### **Prior to Release of Occupancy Permits/Acceptance of Public Improvements**

36. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.
37. 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 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. A Temporary Certificate of Occupancy may be issued prior to completion of aforementioned improvements.

### **Landscaping**

38. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
39. 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.
40. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
- a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
41. The landscape plan shall be revised to include shade trees planted in tree planters along the front elevation of the Aldi Supermarket, planted at a mature height, between the main drive aisle and the building to provide shade to pedestrians, reduce heat island effect, and enhance the visual quality of the commercial center. The revised landscape plan shall require approval by the Development Services Director.
42. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check. Revisions to the landscape plans may occur with administrative approvals by the Development Services Director or designee to ensure overall landscape consistency within the existing landscape schedule of the commercial center. The landscape plan shall be revised to include date palm trees at the Cesar Chavez Street and 1<sup>st</sup> Street corner landscape area to replace fan palms at a minimum brown trunk height of 10 feet.
43. 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 within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy. A temporary certificate of occupancy may be issued prior to completion of improvements.

44. Rear screening shall be provided along the rear property line of Major Pad (Aldi) and Pad 4 (Panda Express) consisting of block wall at 6 feet in height subject to design approval by the Development Services Director. The final landscape plan shall identify the block wall and include vines planted along the expanse of the wall. Existing interim chain link fencing along the frontage of remaining undeveloped parcels (Parcels 5, 6, 7) of Tentative Parcel Map 37940 at the commercial center shall be replaced with fencing and windscreen that is adequately secured and braced to the satisfaction of the Building Official prior to issuance of a temporary or final certificate of occupancy.
45. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.

#### **Imperial Irrigation District**

46. The applicant shall meet and confirm any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines). The applicant shall submit proof of compliance with any requirements by IID.
47. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.
48. All on-site utility lines and overhead power line connections must be undergrounded on the project site and in the public utility easement areas along the street frontages. High-powered distribution lines may remain overhead, subject to IID review and approval.

#### **Coachella Valley Water District:**

49. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

#### **Fire Department**

50. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest

proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.

51. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
52. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
53. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
54. Construction Permits: Building construction plans and fuel dispensing plans shall be submitted to the Office of the Fire Marshal for review and approval. Final conditions will be addressed when these plans are reviewed. A copy of the fuel dispensing plans, approved by Riverside County Environmental Health Department, shall be provided to the Office of the Fire Marshal prior to permit issuance.
55. Hazardous Materials: Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. Approved chemical classification forms and safety data sheets shall be provided with the hazardous materials inventory statement. Ref. CFC 5001.5.2
56. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
57. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
58. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Ref. CFC 506.1
59. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

**Environmental Compliance:**

**Resolution No. PC 2021-25**

60. Submit water and sewer plans for approval from Utilities/Engineering- project required to connect to City public sewer and water system.
61. The project will require a Water Quality Management Plan (WQMP)
62. Facility will be required to submit a source control survey
63. Grease interceptor will be required for all food service establishment
64. Facility will be required to enroll in Source Control Program.
65. Monitoring manholes may be required for building not classified for use.
66. Submit detailed plumbing and mechanical plans; review of plumbing schematics for water sewer needed.
67. Facility will need grease interceptors, oil/water clarifiers and sample wyes installed.
68. Install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution.
69. Backflow devices will require Reduced Pressure Principle Device(RP) installed to protect water supply from contamination or pollution.
70. Facility will require a AMI 4-G metering system and a separate water service meter for irrigation system;
71. Site Plan for stormwater.

**Architecture**

72. All roof mounted mechanical equipment shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure. Roof Top Unit (RTU) screens shall not satisfy this condition for roof mounted equipment screening.
73. The Aldi supermarket elevation plans shall be revised demonstrating that rooftop equipment is not visible above exterior wall parapets. All elevations of Aldi supermarket shall include exterior wall parapets that view obscure roof mounted mechanical equipment.
74. The applicant shall provide a separate revised Aldi front elevation depicting planned mature trees to be planted in tree wells or landscape planter along the building frontage. The landscape plans and site plans shall be revised to accommodate the modification.
75. Trash enclosures installed for the project shall be compatible architecturally with the building. The enclosure shall be constructed to Burrtec Waste Management Standards and



an open trellis shall be incorporated on all three proposed trash enclosures.

76. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 20-03 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
77. Incorporate decorative driveway pavement at driveway entrances from First Street upon submittal of project civil plans, subject to final approval by the Planning Division.
78. The Fountainhead Plaza sign program is amended by AR 21-12 to repurpose the gasoline price monument sign along First Street into an identification sign for three commercial center tenants consistent with the monument sign specifications in the sign program. The applicant shall provide a revised sign program reflecting the removal of the gasoline price monument sign and replacement with the multi-tenant monument sign consistent with the existing monument sign specifications.
79. Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages at the 20,442 sq.

### **Code Enforcement**

80. Existing code enforcement violations on the subject site shall be addressed including trimming of overgrown shrubs, removal of weeds and debris at the commercial center, including retention basin, and proper maintenance of signs before the lesser of the issuance of a building permit or January 24, 2022.
81. Prior to certificate of occupancy the applicant shall enter into a maintenance agreement for the Fountainhead Plaza commercial center landscape areas, retention basins, developed and undeveloped pads to ensure maintenance in a first class condition.



NIGHT TIME REFERENCE 4  
Scale= NTS A-203



DAY TIME REFERENCE 2  
Scale= NTS A-203



NIGHT TIME REFERENCE 3  
Scale= NTS A-204



DAY TIME REFERENCE 1  
Scale= NTS A-204



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
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Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1ST	1ST CUP SUBMITTAL	10-11-21
2ND	ADD. PLAN. COMM. SUB.	07-27-23

DRAWN BY: RR/CL/JL

PANDA PROJECT #: S8-22-D8226  
ARCH PROJECT #: 19-317



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COACHELLA, CA 92236

# A-204

EXTERIOR PHOTO REFERENCES

Applicant LED Lighting Testing Images







October 11th, 2023

City of Coachella  
Development Services Department  
53990 Enterprise Way  
Coachella, CA 92236

AR No. 23-12

Panda Express  
50-120 Cesar Chavez St.  
Coachella, CA 92236

To Staff and Planning Commission:

We are requesting approval of the proposed red LED lighting strip design along the Panda Express building's curved roof element as shown in our render exhibits. We are prepared to dim the light to the lowest level to avoid any excessive light pollution onto adjacent properties. Additionally, the light's dimmer function is tampering proof and will not be modified once it is set.

This LED lighting element is an important component of this new Panda Express prototype building design moving forward nationwide. This building design is the first of its kind in California, which will attract many visitors to the City of Coachella. The red lighting component accentuates Panda Express' brand and Chinese culture attributes. It also creates a focal point for the curved roof element, which is an homage to traditional Chinese Architecture.

Based on my conversation with the curved roof manufacturer, retrofitting the LED light component will prove very challenging. Moving the light under the eave will not work because the light comes pre-wired and attached directly to the front face of the metal roof. Adding an eyebrow metal element around the light to create a halo effect will also prove challenging because the metal would need to be punctured to attach it. This could lead to future leaks and condensation within the building's structure. Plus, this would be time-consuming and lead to a delay in the store's projected opening date at the end of October.

Furthermore, Panda Express is hosting its annual charity event (Panda Cares) in the nearby city of Palm Desert at the end of October. Many of Panda Express' high stakeholders, including the owners, will be present and are looking forward to visiting this store.



**STAFF REPORT**  
**10/18/2023**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Ron Goldman, Consulting Planner

**SUBJECT:** Sevilla II Project

**SPECIFICS:** Change of Zone No. 22-05, Tentative Tract Map No 38557, Conditional Use Permit No. 372, Architectural Review No. 23-13, Environmental Assessment No. 22-06 a proposal to subdivide 39 acres into 204 single family lots with a minimum lot size of 5,000 square feet with three single family residential production model homes with 3 elevation options located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001; Applicant: The Pulte Group

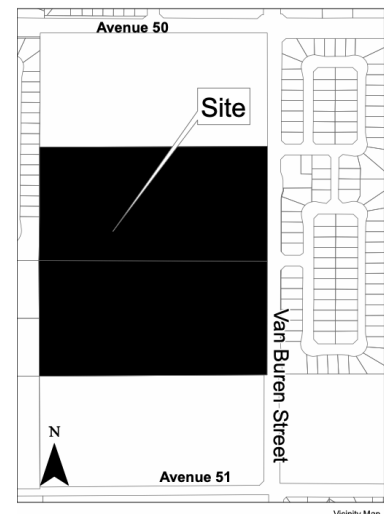
**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution No. PC2023-28 adopting a Mitigated Negative Declaration for EA 22-06 and approving TTM 38557, CZ 22-05, CUP 372 and AR 23-13 for a 204-lot planned unit development subdivision for Pulte Homes located on a 39-acre site, west of Van Buren Street, south of Avenue 50 and north of Avenue 51 pursuant to the findings and conditions of approval contained in the attached resolution.

**EXECUTIVE SUMMARY:**

Pulte Homes requests that the Planning Commission recommend to the City Council approval of:

- **TTM No. 38557** proposes to subdivide 39 acres into 204 single family lots with a minimum lot size of 5000 square feet;
- **Change of Zone No. 22-05** proposes to change the existing zone from General Neighborhood (G-N) to General Neighborhood-Planned Unit Development (GN-PUD),
- **CUP No. 372** proposes to utilize the provisions of Section 17.38 (Planned Unit Developments) of the Coachella Municipal Code;
- **AR No. 23-13** is for architectural review for 3 single family residential homes, each with 3 elevations;



Vicinity Map

**EA No. 22-06** was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 39-acre site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51, APN #'s 779-280-002 and 779-320-001



**BACKGROUND:**

The property is currently developed with 1 residence located within the central portion of the site along with 5 warehouse/storage buildings. Two groundwater wells are currently located on-site. The project site has been utilized for agricultural purposes for date palm and okra cultivation for the past 100 years, however the site has been fallow since 2021. An aerial photograph of the site is shown above.

Pulte Homes filed the above referenced applications in September 2022. Over the past few years, Pulte Homes developed the Sevilla 1 project on the east side of Van Buren Street, north of Avenue 50 and the Valencia project located on the east side of Van Buren Street across from the proposed site of Sevilla II.

The Sevilla II is similar to the above referenced projects and consists of the following applications:

**CZ No. 22-05** proposes a change of 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. 38557:** TTM 38557 proposes the subdivision of two parcels that total 39 acres into 204 single family lots with a minimum lot size of 5,000 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. 372** provides the mechanism to utilize the provisions of Section 17.38 of the Municipal Code. (Planned Unit Developments). 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. 23-13** provides for the review of the proposed elevations, floor plans and landscaping.

**EA No. 22-06** includes preparation of a mitigated negative declaration to analyze the potential environmental impacts of the proposed project.

**DISCUSSION/ANALYSIS:**

Surrounding land uses and zoning designations are as follows:

- North:** Existing agricultural land; General Plan designation: General Neighborhood and Neighborhood Commercial; Existing Zoning: General Neighborhood and Neighborhood Commercial
- South:** Existing agricultural land, General Plan designation: General Neighborhood and Neighborhood Commercial; Existing Zoning General Neighborhood and Neighborhood Commercial.
- East:** Single Family Residential: General Plan designation and Zoning: Suburban Residential
- West:** Within the City limits: Existing single-family homes; General Plan and Zoning: Suburban Residential. Outside City limits: Vacant land and agricultural land; Riverside County General Plan Land Use designation is Agriculture and Existing Zoning is A-1 (Light Agriculture).

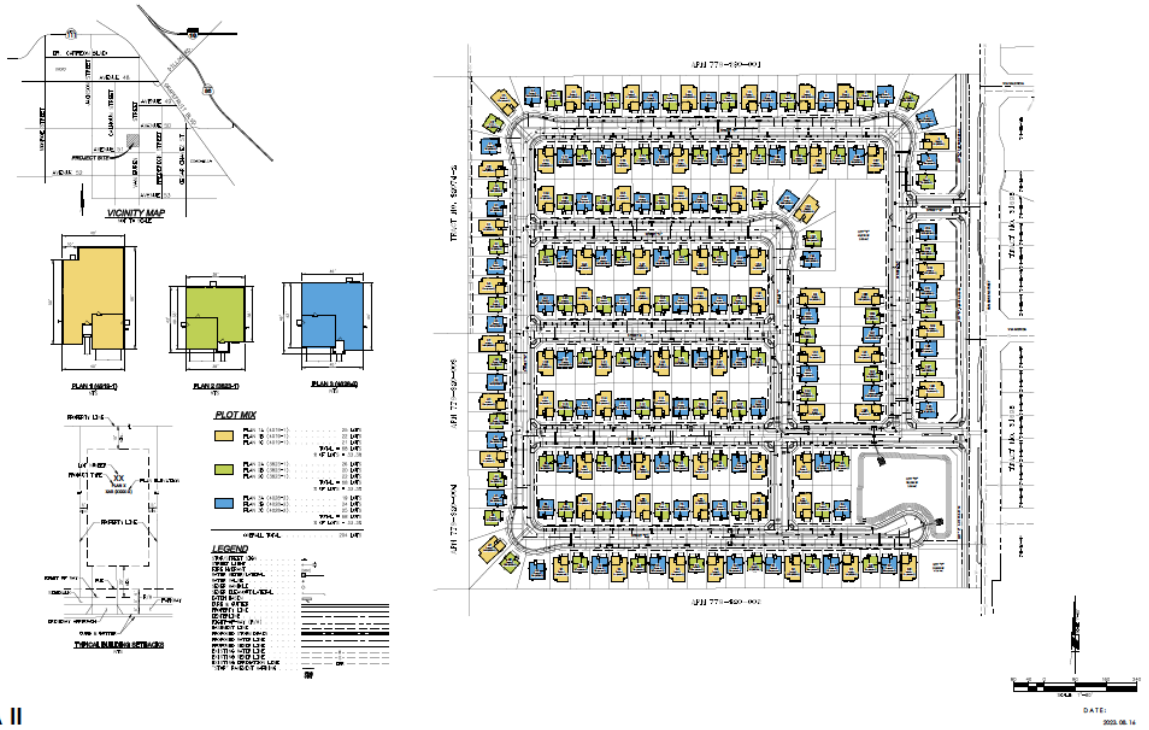


### Site plan

The exhibit below illustrates the proposed site plan layout for the Sevilla 2 project. The site plan includes 3 distinct floor plans, each with 3 elevations. A copy of the site plan is included below:

**Figure 1: Sevilla II Site Plan**

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING**  
LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M.



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

The Sevilla 2 project includes three distinct elevations including one, one story home and two, two story homes. The architectural plans include a Transitional Spanish, Desert Contemporary and Prairie design option including:

- Plan 1 - One-story (3-Bedroom, 2-Bath) residence with 1,959 sq. ft. of floor area*
- Plan 2 - Two-story (4-Bedroom, 2 1/2-Bath) residence with 2,404 sq. ft. of floor area*
- Plan 3 - Two-story (5-Bedroom, 3-Bath) residence with 2,824 sq. ft. of floor area.*

Each of the plans include 3 different elevations for a total of 9 different elevations which is consistent with the Residential Design Standards for single family homes.

**Figure 2: Proposed Architectural Models**



**Figure 3: Plan 1 Elevation (Front)**



A typical Plan 1 exterior elevation is attached below. Exterior materials include stucco, concrete tile roofing, decorative gable accents, optional window garage doors, stucco projection at front corners, scored stucco accents, recessed windows, coach light, paneled front door and garage door.

**Figure 4: Plan 2 Elevation (Front)**



A - TRANSITIONAL SPANISH  
SCHEME 1



C - PRAIRIE  
SCHEME 8



B - DESERT CONTEMPORARY  
SCHEME 4

Exterior materials are similar to the materials that are proposed for the Plan 1 home and include stucco, concrete tile roofing, optional garage door windows, scored stucco accents, recessed windows, coach light and paneled front door and garage door.

**Figure 5: Plan 3 Elevation (Front)**



A - TRANSITIONAL SPANISH  
SCHEME 2



C - PRAIRIE  
SCHEME 9



B - DESERT CONTEMPORARY  
SCHEME 5

Exterior building materials are similar to Plan 1 and Plan 2 and include stucco, concrete roofing, decorative gable accents, optional garage door windows, stucco projection at front corners, scored stucco accents, recessed windows, coach light and paneled garage doors and front doors.

**LANDSCAPE DESIGN**

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

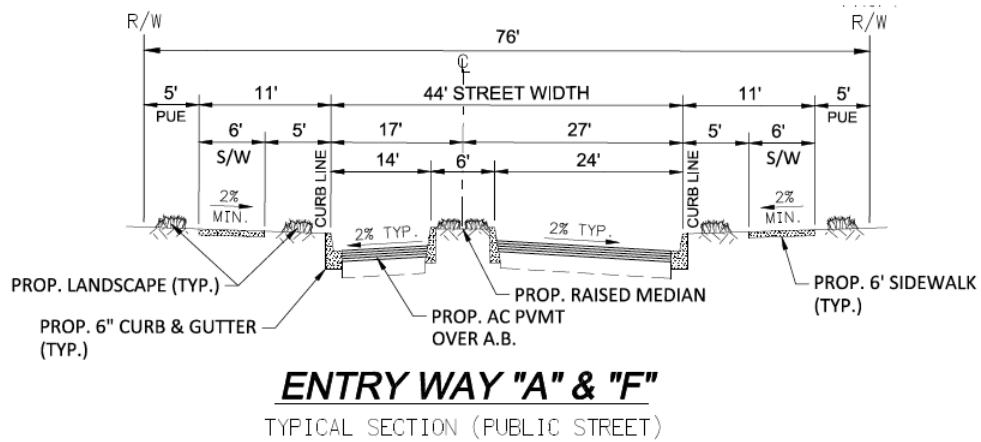
Particular attention was given to the Van Buren Street frontage and a copy of the proposed landscaping plan for Van Buren Street is attached below. A 6-foot-high decorative split face block wall will be constructed along the Van Buren Street project frontage with 12x12 precision block pilasters with caps at each rear property line. The area outside the block wall includes a multi-use trail, split rail fence, public sidewalk and landscaping as shown on the two exhibits below.

**Figure 6: 2 Project Entryways, Perimeter Landscape and Street Medians**



The project entry includes enhanced pavement, an entry monument sign at each project entry and landscaping on either side of the project entry. The project entry also includes a 6-foot-wide landscaped median that will include date palm trees and a variety of shrubs and ground cover.

In accordance with Riverside County Fire Department Technical Policy 22-002, the two project entryways have been revised as illustrated on the exhibit below. One travel lane has been increased from 14 feet to 24 feet to meet the requirements of the above referenced technical policy. The increase may result in the reduction of the side yard setback on the two corner lots on each side of the project entries from ten feet to five feet.

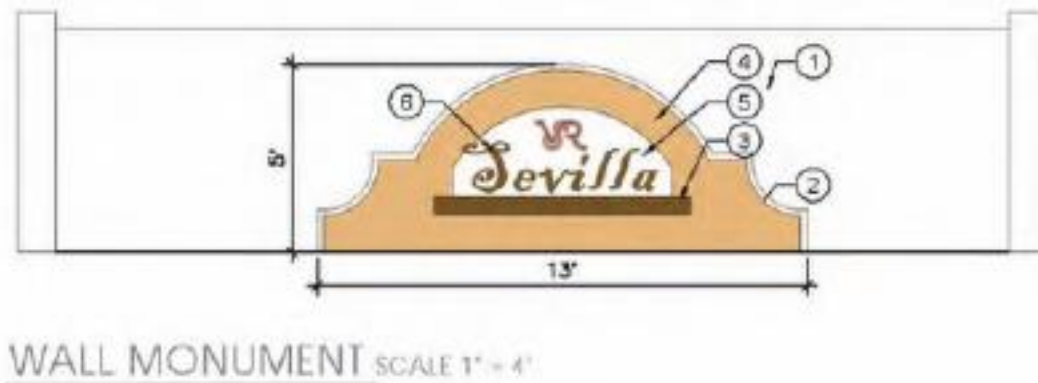


The landscaped plans also include a new center median in Van Buren Street that will be planted with date palm trees and shrubs along with ground cover as shown on Exhibit 7 below. A wall mounted monument sign will be installed at each project entry as shown on Exhibit 8 below.

**Figure 7: Van Buren Street Proposed Landscaping**



**Figure 8: Proposed Wall Mounted Monument Signs**



**Wall and Fence Plan**

A copy of the proposed wall and fence plan is illustrated on Figure 9 below. A 6 ft high precision block wall will be constructed along the perimeter of the project and between all lots and along the side yard between the house and the block wall.

**Figure 9: Proposed Wall and Fencing Materials**



**Retention Basin Landscaping**

The retention basin landscaping is illustrated below and will consist of a combination of trees, shrubs groundcover and hardscape including Mulga trees, Acacia trees, Desert Ironwood trees, Cape Honeysuckle, California Gold groundcover and Arizona River Rock.

**Figure 10: Proposed Retention Basin Landscaping**



**Neighborhood Park**

The Project is proposing an approximate 1-acre neighborhood park that will be maintained by the Landscape and Lighting Maintenance District. The park will include both active and passive uses including a half basketball court, lawn area with cornhole, picnic tables, tot lot and desert garden. Staff has conditioned that the park be installed prior to the issuance of the 101st occupancy permit. A site plan for the park and plant palette are provided in the exhibits below.

**Figure 11: Proposed Neighborhood Park Improvements**



**Typical Front Yard Landscaping and Plant Palette**

Each lot will be provided front yard landscaping as illustrated on Figure 12 below. Each front yard includes an accent tree including an Acacia or Desert Willow along with large, medium, and small shrubs.

**Figure 12: Typical Front Yard Landscaping and Plant Palette**



**CONSISTENCY WITH GENERAL PLAN**

The project site is within the General Neighborhood land use designation. General Neighborhoods are intended to provide a diversity of housing that meets the needs of the city’s many household sizes, incomes, and lifestyle preferences. General Neighborhoods include a range of single family



and multi family housing options within a green, walkable neighborhood that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.

The fundamental character of these neighborhoods is defined by tree-lined streets and small blocks, well-landscaped front yards and welcoming entries to each residence. Vehicular access and parking on each lot should not intrude into the front yards, primarily places for children to play and neighbors to meet. Although most of the residences are single-family detached houses, multi-family housing is also provided in “house-form” building types – such as duplexes, garden apartments and rowhouses – that are compatible in scale and character with houses. Large apartment buildings or complexes are not compatible with this sort of neighborhood setting

Allowed land uses include residential land uses at a development intensity of 7-25 DU/AC. The general plan also includes standards for network and connectivity, street design, parks and open space and urban form guidelines.

The Sevilla II project proposes 204 single family homes on a 39-acre site that equates to a net density of 7.7 DUA. 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 General Neighborhood (G-N) which implements the General Neighborhood land use designation of the General Plan. The G-N zone permits detached single family detached subdivisions with a minimum density of 7 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. A rear yard setback of 20 feet is required in the G-N zone.

The Sevilla II Project meets all the requirements of the G-N zone, except that the single story, Plan 1 homes include a 15-foot rear yard setback. 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. In addition, two lots adjacent to the project entryways (a total of 4 lots) may require a reduction in the 10-foot side yard setback to five feet as the project entryways were expanded to meet the requirements of Fire Department Riverside County Technical Policy 22-002 that requires that one of the travel lanes be 24 feet in width.

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 – General Neighborhood Development Standards**

	<b>Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with Code</b>
Density	7-25 du/acre	7.7 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 5,000 sq. ft. or greater	Yes
Minimum Yard Requirement	Front Yard: 15 feet Side Yard: 5 feet Rear Yard: 20 feet	60 Plan 1 homes have a 15-foot rear yard setback and 4 lots on the corners may have a 5 ft setback rather than a 10 ft setback	No. However, the proposal is consistent with PRD standards
Height (maximum)	45 feet	25'6" Maximum	Yes. The maximum height proposed is less than 45 feet

**ENVIRONMENTAL REVIEW:**

Pursuant to CEQA, an initial study was prepared for the Sevilla II 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 September 5, 2023, to October 5, 2023. 6 comment letters were submitted during the comment period. Responses to comments have been prepared for the comments received and are included in Attachment No. 2.

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

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC2023-28 recommending that the City Council approve TTM No. 38557, CZ No. 22-05, CUP No. 372 and AR No. 23-13 and adopt a mitigated negative declaration for EA No. 22-06 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2023-28 recommending that the City Council approve TTM No. 38557, CZ No. 22-05, CUP No. 372 and AR No. 23-13 and adopt a mitigated negative declaration for EA No. 22-06 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Deny Resolution No. PC2023-28.
- 4) Continue this item and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends that the Planning Commission approve Alternative #1

**Attachments:**

1. Resolution No. PC2023-28 approving CZ No. 22-05, TTM No. 38557, CUP No. 372 and AR No. 23-13 and adopting a mitigated negative declaration for EA 22-06 and conditions of approval.  
Exhibit A - EA 22-06, Response to Comments, Errata and Mitigation Monitoring and Reporting Program  
Exhibit B - Change of Zone No. 22-05 exhibit  
Exhibit C - Tentative Tract Map No. 38557 Sevilla II  
Exhibit D - Conditions of Approval for TTM No. 38557, CUP No. 272 and AR No. 23-13  
Exhibit E - Sevilla II Development Plan Set  
Exhibit F - Proposed Street Names
2. Comment Letters
3. Vicinity Map

**RESOLUTION NO. PC 2023-28**

**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. 22-05 THAT PROPOSES TO CHANGE THE ZONE FROM GENERAL NEIGHBORHOOD (G-N) TO GENERAL NEIGHBORHOOD-PLANNED UNIT DEVELOPMENT (G-N-PUD); TENTATIVE TRACT MAP NO. 38557 THAT PROPOSES TO SUBDIVIDE THE PROJECT SITE INTO 204 SINGLE FAMILY LOTS; CUP NO. 372 THAT PROPOSES TO UTILIZE THE PROVISIONS OF SECTION 17.38 (PLANNED UNIT DEVELOPMENT); ARCHITECTURAL REVIEW NO. 23-13 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 22-06 THAT WAS PREPARED TO ADDRESS THE DIRECT, INDIRECT AND CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT; ON A 39 ACRE SITE LOCATED WEST OF VAN BUREN STREET, SOUTH OF AVENUE 50, NORTH OF AVENUE 51; APN #'s 779-280-002 AND 779-320-001; THE PULTE GROUP, APPLICANT.**

**WHEREAS**, David Dewegeli (on behalf of the Pulte Group) filed applications on a vacant 39 acre project site located west of Van Buren Street, south of Avenue 50 and north of Avenue 51; APN #'s 779-280-002 AND 779-320-001and,

**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 October 18, 2023, the Planning Commission conducted a duly noticed public hearing on CZ No. 22-05, TTM No. 38557, AR No. 23-13, CUP No. 372 and EA No. 22-06 in the City Council Chambers, 53990 Enterprise Way, 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. 38557 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. 22-06, 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. 22-05 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 39-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 General Neighborhood land use designation of the General Plan and General Neighborhood-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a "General Neighborhood" encouraging a predominance of small-lot, single-family residential neighborhoods.

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

With respect to Change of Zone No. 22-05, Tentative Tract Map No. 38557, Conditional Use Permit No. 372 and Architectural Review 23-13, the Planning Commission finds as follows for the proposed for the 204 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 39-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 General Neighborhood land use designation of the General Plan and General Neighborhood-Planned Unit Development Zoning Designation. The project will substantially comply with the General Plan 2035 document which calls for a "General Neighborhood" 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 5000 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 50, north of Avenue 51.
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 Department.
7. Staff prepared an initial study for the Sevilla II 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. 22-05 "Exhibit B", Tentative Tract Map No. 38557 "Exhibit C", Conditional Use Permit No. 372, and Architectural Review 23-13 for the Sevilla II development and subject to the Conditions of Approval as set forth in "Exhibit D" and Planned Unit Development Standards established in "Exhibit E.

**PASSED APPROVED and ADOPTED** this 18th day of October 2023.

---

Ruben Gonzalez, 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-2023-28, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18th day of October, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary

# Sevilla II Tentative Tract Map No. 38557

## Initial Study & Mitigated Negative Declaration

TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06

September 2023



City of Coachella  
53990 Enterprise Way  
Coachella, California 92236  
Contact: Gabriel Perez, Development Services Director



Pulte Group  
27401 Los Altos, Suite 400  
Mission Viejo, California 92691  
Contact: David Dewegeli, Manager of Land Planning and Entitlement



Michael Baker International  
54-410 Gerald Ford Drive, Suite 100  
Palm Desert, California 92211  
Contact: Elizabeth Meyerhoff, Project Manager

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## 1.0 INTRODUCTION

The Sevilla II Tentative Tract Map No. 38577 (proposed project) would develop a 204-lot residential development in the City of Coachella. The project site is approximately 39-acres and located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001). Refer to **Section 2.0, Project Description** for more detail.

Following a preliminary review of the proposed project, the City of Coachella (City) has determined that the project is subject to the guidelines and statutes of the California Environmental Quality Act (CEQA). As the Lead Agency, the City has reviewed the project and, on the basis of the whole record before it, has determined that there is no substantial evidence that the project will have a significant effect on the environment, with adherence to the mitigation measures identified in this Initial Study. This Initial Study/Mitigated Negative Declaration (IS/MND) addresses the direct, indirect, and cumulative environmental effects of the proposed project. This IS/MND reflects the Lead Agency’s independent judgement and analysis.

### 1.1 California Environmental Quality Act

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000-21189.70.10) the 2022 State CEQA Guidelines, and the City’s 2020 Local CEQA Guidelines, the Lead Agency is required to prepare an Initial Study to determine if the proposed project would have a significant environmental impact (State CEQA Guidelines Section 15063(a)). If, as a result of the Initial Study, the Lead Agency finds that there is evidence that any aspect of the project may cause a significant environmental effect, the Lead Agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze project-related and cumulative environmental impacts. Alternatively, if the Lead Agency finds that there is no evidence that the project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for that project. Such a determination can be made only if “There is no substantial evidence, in light of the whole record before the Lead Agency” that such impacts may occur (Public Resources Code Section 21080(c)(1)).

The environmental documentation outlined above, which is ultimately determined by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis for subsequent discretionary actions upon the project. The resulting documentation is not, however, a policy document and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from whom permits and/or other discretionary approvals would be required.

The environmental documentation is subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City in

writing. Following review of any written comments received, the City will consider these comments as a part of the project’s environmental review and will include them with the Initial Study documentation for consideration by the City’s decision-makers.

## 1.2 Purpose and Content of an Initial Study

Pursuant to State CEQA Guidelines Section 15063(c), the purpose of an Initial Study is to:

- (1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration.
- (2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration.
- (3) Assist in the preparation of an EIR, if one is required, by:
  - (A) Focusing the EIR on the effects determined to be significant,
  - (B) Identifying the effects determined not to be significant,
  - (C) Explaining the reasons for determining that potentially significant effects would not be significant, and
  - (D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project’s environmental effects.
- (4) Facilitate environmental assessment early in the design of a project;
- (5) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
- (6) Eliminate unnecessary EIRs;
- (7) Determine whether a previously prepared EIR could be used with the project

State CEQA Guidelines Section 15063(d)(f) identifies specific content and format requirements for an Initial Study:

A description of the project including the location of the project;

An identification of the environmental setting;

An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;



A discussion of ways to mitigate significant effects identified, if any;

An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and,

The name of the person or persons who prepared or participated in the Initial Study.

This report is organized as follows:

- **Section 1.0, Introduction:** identifies the purpose and scope of the IS/MND.
- **Section 2.0, Project Description:** describes the location, general environmental setting, project background, project components, and the characteristics of the project's construction and operational phases.
- **Section 3.0, Environmental Checklist Form:** provides a checklist of environmental factors that would be potentially affected by this project and a description of the possible threshold responses.
- **Section 4.0, Evaluation of Environmental Impacts:** presents the environmental setting and impact analysis for each resource topic.
- **Section 5.0, List of Preparers:** identifies individuals involved in preparing this IS/MND.
- **Section 6.0, References:** provides references materials and sources used for the development of the document.

### 1.3 Public Review

The Initial Study is subject to a 30-day public review period. During the 30-day public review period, written comments on the document should be addressed to the City via postal mail or electronic mail:

Gabriel Perez, Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236  
[gperez@coachella.org](mailto:gperez@coachella.org)

Following review of [any] written comments received by the City, the City will consider these comments as a part of the project's environmental review and project consideration by the City's decision-makers at a public hearing.

## 1.4 Initial Study Summary

Section 4.0 of this document contains the Initial Study prepared for the project pursuant to CEQA Guidelines Section 15063. The Initial Study determined that implementation of the project would result in no impact or a less than significant environmental impact 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 the following resource areas: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources.

## 1.5 Incorporation by Reference

The following documents were utilized during preparation of this Initial Study and are incorporated into this document by reference (State CEQA Guidelines Section 15150). The documents are available for review on the City of Coachella's website (<https://www.coachella.org/departments/community-development>) and at City Hall, within the Development Services Department located at 53990 Enterprise Way, Coachella, CA 92236.

- City of Coachella General Plan 2035 (adopted April 22, 2015). The *City of Coachella General Plan 2035* (General Plan) includes forecasts of long-term conditions and outlines development goals and policies. It guides growth and development within the City by designating land uses in the proposed land use map and through implementation of the goals and policies of the General Plan. It also provides a long-term vision for the City, and through its implementation goals and policies, indicate how that vision may be achieved over time. The General Plan includes the following elements: Land Use, Mobility, Community Health and Wellness, Sustainability and Natural Environment, Safety, Infrastructure and Public Services, Noise, and Housing. All development projects, including subdivisions, public works, redevelopment projects, zoning decisions, and other various implementation tools must be consistent with the General Plan.
- City of Coachella General Plan 2035 Environmental Impact Report (February 2015). The *City of Coachella General Plan 2035 Environmental Impact Report* (General Plan EIR) is intended to provide decision-makers and the public with information concerning the environmental effects of implementation of the General Plan. The General Plan EIR includes background data, analyzes potential environmental impacts, identifies General Plan policies and implementation plans that serve as mitigation, and identifies additional mitigation measures to reduce potentially significant effects due to implementation of the General Plan. The General Plan EIR determined that General Plan implementation would result in significant unavoidable environmental impacts in the following topic areas: Aesthetics, Agricultural Resources, and Transportation and Traffic.

- *Coachella Municipal Code (and Zoning Consistency Update July 2023)*. The *Coachella Municipal Code* (Municipal Code) provides regulations for governmental operations, development, infrastructure, public health and safety, and business operations within the City. Municipal Code Title 17, *Zoning* (Zoning Ordinance), is established to promote the public health, safety, peace, comfort, convenience, prosperity, and welfare of the City and its inhabitants. The Zoning Ordinance regulates the use of buildings, structures, and land for residential, commercial, industrial and institutional purposes; regulates location, height, bulk, and area covered by buildings and structures; and controls lot size, yards, intensity of land use, signs, and off-street parking.

### **1.6 Mitigation Monitoring and Reporting Plan**

The Mitigation Monitoring and Reporting Plan (MMRP) identifies mitigation measures required to offset or reduce potential environmental impacts. The City shall adopt a program for monitoring/reporting on the measures it has imposed to mitigate, reduce, or avoid significant environmental effect (State CEQA Guidelines Section 15097). The MMRP is included as **Appendix L, Mitigation Monitoring and Reporting Program**.

## 2.0 PROJECT DESCRIPTION

### 2.1 Project Summary

The City of Coachella is located in the central portion of Riverside County, within the Coachella Valley. Refer to *Exhibit 1: Regional Location*, *Exhibit 2: Site Vicinity*, and *Exhibit 3: Conceptual Site Plan*. Photographs documenting the existing site conditions and surroundings are included as *Exhibit 4: Site Photographs*.

The Sevilla II Tentative Tract Map No. 38577 (TTM 38577 and “proposed project”) is planned as a residential development in the City of Coachella. The project site consists of two (2) parcels and is approximately 39-acres in size. The project site is located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001).

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements.

#### General Plan Land Use and Zoning

The project site has a General Plan Land Use designation of General Neighborhood. According to the General Plan, this designation characteristic allows for a mix of single-family and multi-family housing types with good nonmotorized access to a range of civic and commercial amenities. Development intensity allows for 7-25 dwelling units per acre. Development of the site would result in approximately 7.7 dwelling units per acre which is consistent with the land use designation.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site. The project includes a Parcel Merger to combine the two (2) parcels into one (1) parcel; a Conditional Use Permit for the PUD (CUP 372); and Architectural Review (AR 23-13).

#### Existing Environmental Setting and Surrounding Land Uses

The project site is currently developed with one (1) residence located in the central portion of the subject site, along with five (5) warehouse/storage buildings. Two groundwater wells are present on-site. The project site has been historically utilized for agricultural purposes since the 1920s for date palm and okra cultivation. Since approximately 2021, the site has been fallow.

The project site is bordered to the north by fallow agricultural land, to the east by residential uses; to the south by agricultural land; and to the west by both fallow agricultural land and residential uses.

### Site Access

Access to the site would be developed via two entry points from Van Buren Street. Access and circulation improvements would be designed and constructed consistent with City design and engineering standards.

## 2.2 Landscaping

Open areas, walkways, and lots would be lined with drought-resistant vegetation, “Mojave Gold” gravel, and ornamental rocks, creating a desert garden aesthetic. Trees would include accents such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City’s planting selection for landscaping.

## 2.3 Utilities and Services

The Coachella Water Authority and Sanitary District would provide domestic (drinking) water and sanitation water services to the site.

Gas utilities would be provided by Southern California Gas Company.

Electricity would be provided by the Imperial Irrigation District (IID) via connection at the Jackson Substation, which is located less than one mile from the project site; refer to **Exhibit 5, Jackson Substation Connection**. The proposed project would require the installation of underground powerlines from the Jackson Substation to the project site.

## 2.4 Construction

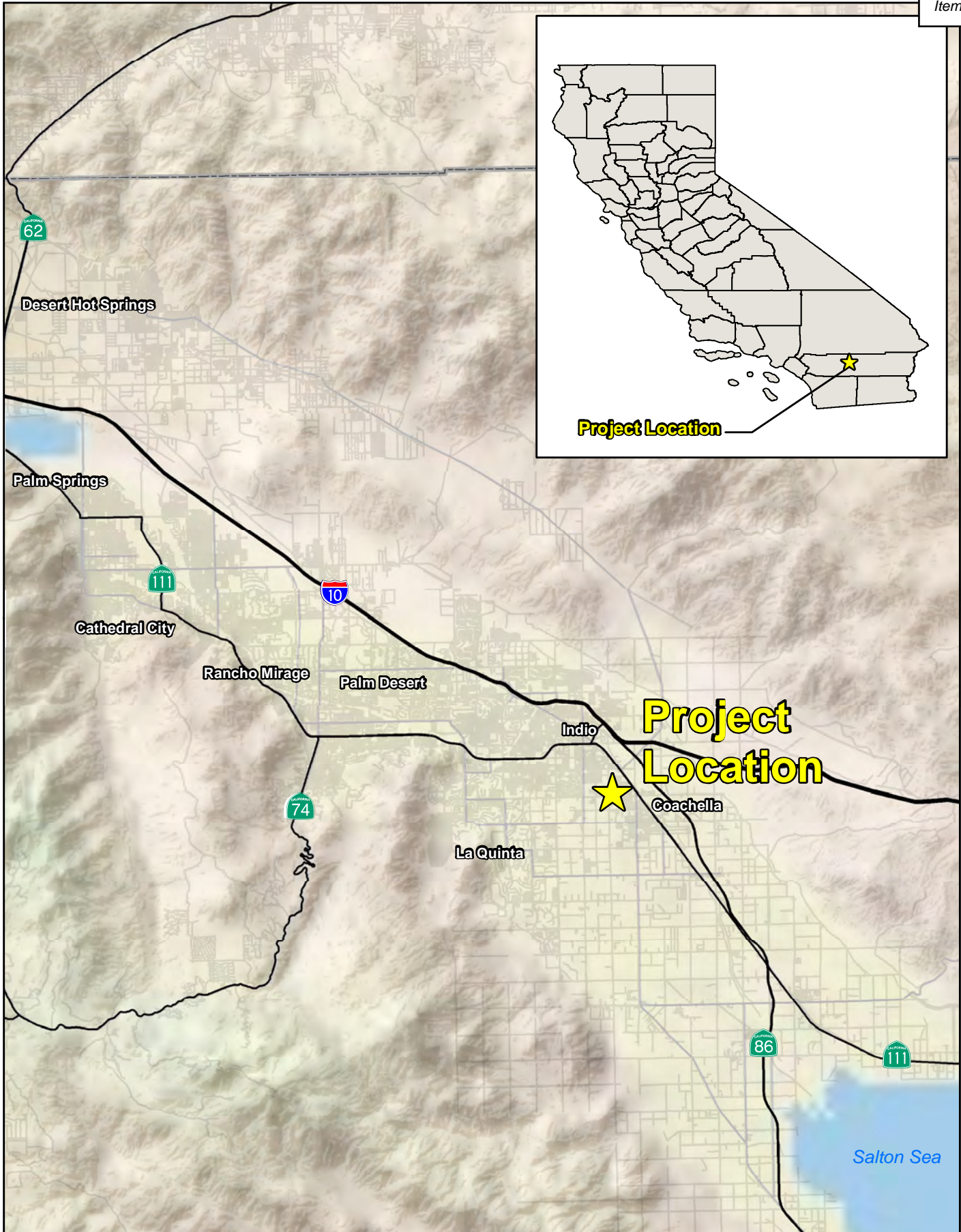
Construction of the proposed project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would depend on market conditions, with an expected date for initial occupancy of January 2025, and an approximate buildout period of 2 years.

## 2.5 Anticipated Approvals and Permits

The City has discretionary authority over the proposed project, which requires the following approvals, in addition to various approvals/permits from outside agencies:

- Tentative Tract Map; CEQA compliance; Change of Zone; Conditional Use Permit; and Architectural Review (City)

- Domestic and sanitation water services from the Coachella Water Authority (CWA)
- Stormwater management and associated service consistent with the provisions of the Coachella Valley Water District (CVWD)
- Electrical connection/upgrade from the Imperial Irrigation District (IID)
- National Pollutant Discharge Elimination System (NPDES) Permit from the Colorado River Regional Water Quality Control Board (RWQCB)
- Fugitive Dust Control Permit from the South Coast Air Quality Management District (SCAQMD)

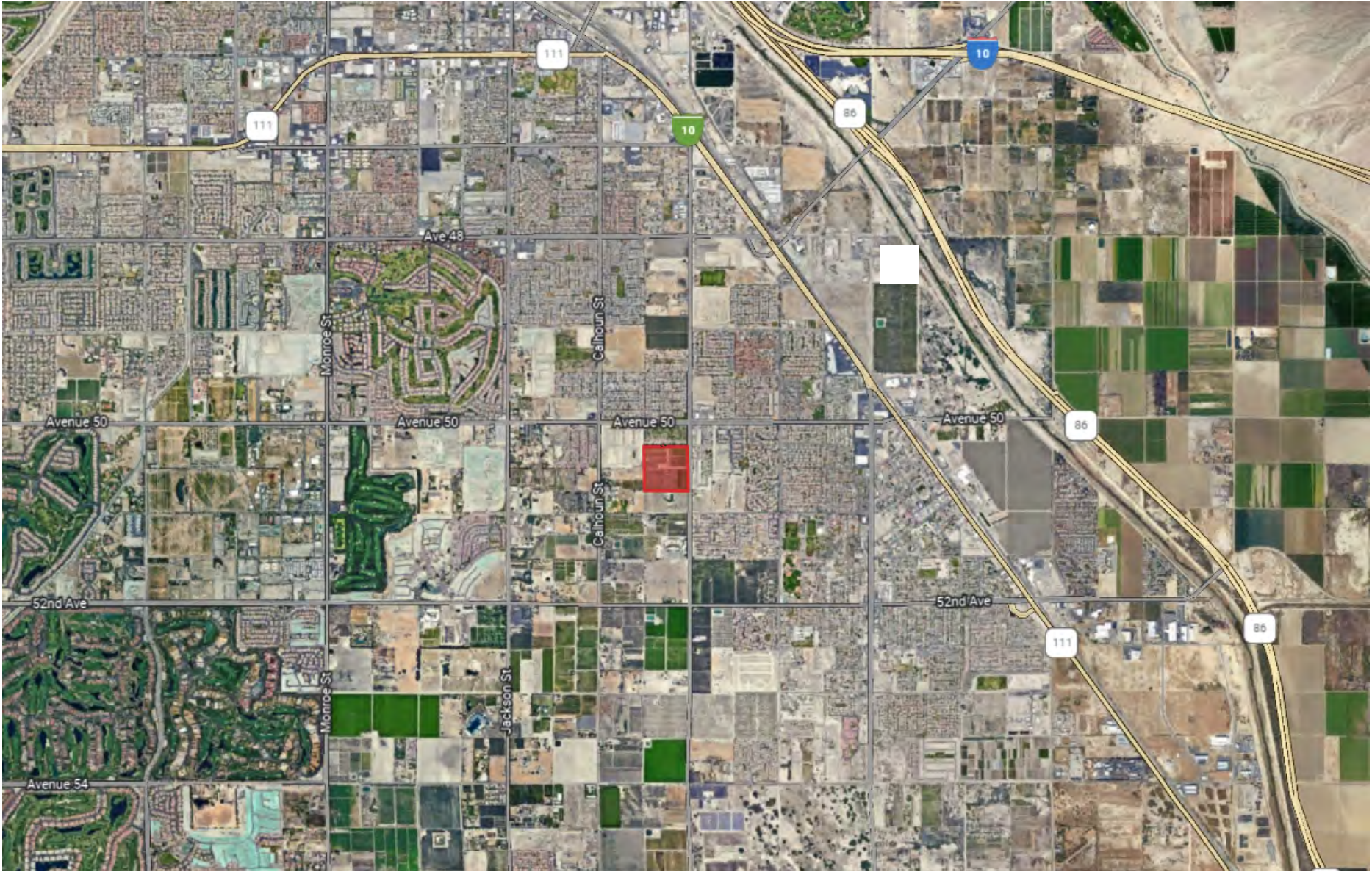


Sevilla II Tentative Tract Map No. 38557  
 Initial Study/Mitigated Negative Declaration

# Regional Location

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Sevilla II Tentative Tract Map No. 38557  
Initial Study/Mitigated Negative Declaration

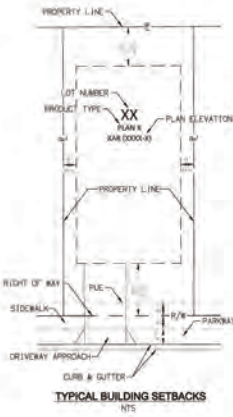
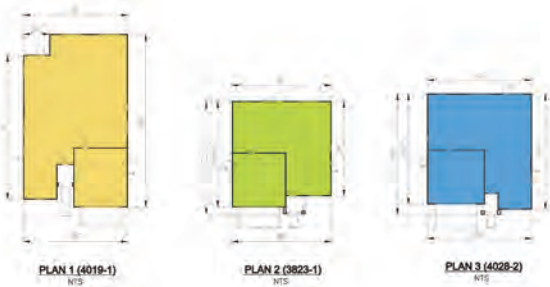
Site Vicinity



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# TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M  
 OCTOBER 11, 2022



**PLOT MIX**

PLAN 1A (4019-1)	27 LOTS
PLAN 1B (4019-1)	24 LOTS
PLAN 1C (4019-1)	28 LOTS
<b>TOTAL</b>	<b>79 LOTS</b>
<b>% OF LOTS</b>	<b>58.7%</b>
PLAN 2A (3823-1)	18 LOTS
PLAN 2B (3823-1)	22 LOTS
PLAN 2C (3823-1)	24 LOTS
<b>TOTAL</b>	<b>64 LOTS</b>
<b>% OF LOTS</b>	<b>31.4%</b>
PLAN 3A (4028-2)	22 LOTS
PLAN 3B (4028-2)	19 LOTS
PLAN 3C (4028-2)	20 LOTS
<b>TOTAL</b>	<b>61 LOTS</b>
<b>% OF LOTS</b>	<b>29.9%</b>
<b>OVERALL TOTAL</b>	<b>204 LOTS</b>

**LEGEND**

F LINE: PERMANENT WATER METER/LATERAL	DOT
WATER METER/LATERAL	W
SEWER MANHOLE	□
SEWER CLEANOUT/LATERAL	○
CATCH BASIN	□
CLUBS & GUTTER	□
PROPERTY LINE	—
CENTRAL LINE	—
RIGHT-OF-WAY (R/W)	—
PARCEL LINE	—
PROPOSED STORM DRAIN	—
PROPOSED WATER LINE	—
PROPOSED SEWER LINE	—
EXISTING WATER LINE	—
EXISTING SEWER LINE	—



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33.68435  
-116.198575

33.679352  
-116.204005

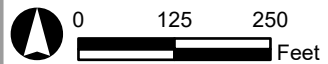
11/4/2022\_JN \\temeca1s11hoo\pdata\189548\GIS\APRX\Sevilla\_II\_TTM38557\_Natural\_Resources.aprx



**Legend**

- Project Site (39.05 acres)
- Photograph Point and Direction
- + Reference Point

SEVILLA II TENTATIVE TRACT MAP NO. 38557  
Initial Study/Mitigated Negative Declaration



Source: Nearmap (01/2022)

Project Site

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**Photograph 1:** Standing near the northwest corner of the project site, facing east.



**Photograph 2:** Standing near the western boundary of the project site, facing south.

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**Photograph 3:** Standing near the southwest corner of the project site, facing northeast.



**Photograph 4:** Standing near the southeast corner of the project site, facing northwest.

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**Photograph 5:** Standing in the western portion of the project site, facing east.



**Photograph 6:** Standing in the center of the project site, facing southwest.

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**Photograph 7:** Standing near the northern boundary of the project site, facing northeast.



**Photograph 8:** Standing near the northeast corner of the project site, facing southwest.

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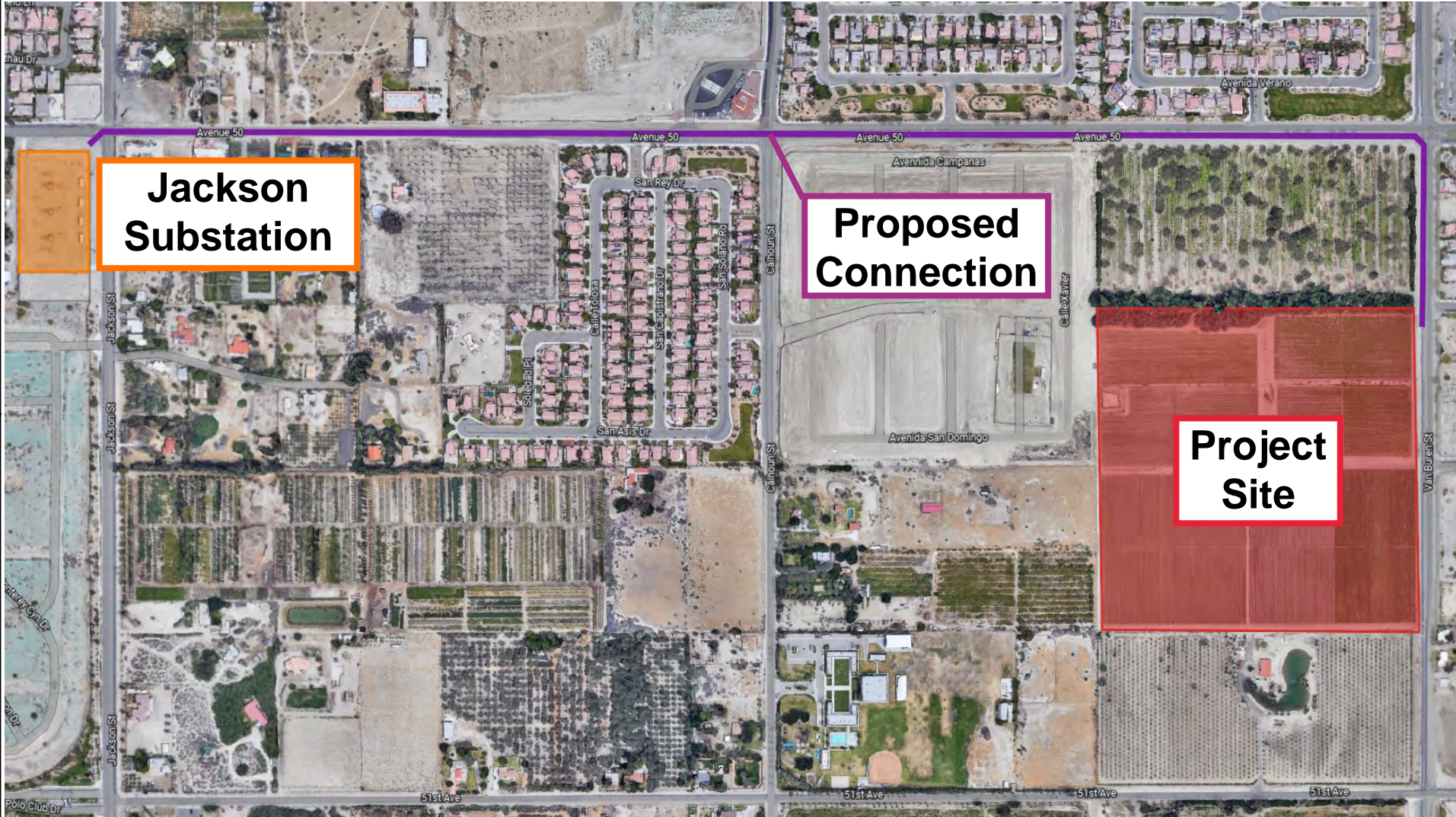
**Photograph 9:** Standing in the southeast portion of the project site, facing west.



**Photograph 10:** Standing in the southwest portion of the project site, facing south.

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### 3.0 ENVIRONMENTAL CHECKLIST

1. **Project Title:** Sevilla II Tentative Tract Map No. 38557  
TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06
2. **Lead Agency Name and Address:** City of Coachella  
53990 Enterprise Way  
Coachella CA 92236
3. **Lead Agency Contact Person and Phone Number:** Gabriel Perez, Development Services Director /  
Phone: (760) 398-3502
4. **Project Location:** North of 51st Avenue, east of Calhoun Street,  
south of Avenue 50, and west of Van Buren  
Street (Assessor Parcel Numbers 779-280-002  
and 779-320-001).
5. **Project Applicant Name and Address:** Pulte Group, David Dewegeli  
27401 Los Altos, Suite 400  
Mission Viejo, CA 92691
6. **General Plan Designation:** General Neighborhood
7. **Zoning:** General Neighborhood
8. **Description of Project:**  
  
The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements. Access to the project site would be available via two entry points from Van Buren Street.
9. **Surrounding Land Uses and Setting:**  
  
The project site is bordered to the north by agricultural land, to the east by residential uses; to the south by agricultural land; and to the west by both agricultural land and residential uses.

**10. Other Public Agencies Whose Approval is Required:**

Approval and coordination are required by the following utility agencies: Coachella Water Authority, Coachella Valley Water District, Imperial Irrigation District. In addition, permits are required by the Colorado River Regional Water Quality Control Board and South Coast Air Quality Management District.

**11. Have California Native American tribes traditionally and culturally affiliated with the project are 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.?**

In compliance with Assembly Bill 52 (AB 52), the City of Coachella distributed letters notifying each Native American Tribal government having previously requested to be on the City’s AB 52 consultation list. The AB 52 letters were distributed by mail on January 12, 2023. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023, and Morongo Band of Mission Indians (MBMI) on March 20, 2023. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. It was requested that the tribe be contacted immediately in the event that cultural resources are uncovered during project implementation. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Refer to **Appendix J, Tribal Correspondence**.

**3.1 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 Impact with Mitigation Incorporated,” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

**3.2 Lead Agency’s Environmental 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 described 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*  
Signature

8/25/03  
Date

Gabriel Perez, Development Services Director  
Printed Name, Title

City of Coachella  
Lead Agency

## 4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

### 4.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>AESTHETICS:</b> Except as provided in Public Resources Code Section 21099, 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 type="checkbox"/>	<input checked="" 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"/>

#### Discussion

***A) Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?***

**Less Than Significant Impact.** The City of Coachella General Plan 2035 identifies the Indio Hills (located approximately 5 miles to the north) and the Mecca Hills (located approximately 8 miles to the southeast) as scenic backdrops providing visual quality to the area. Views of the Indio Hills are available from the project site and surrounding area. Distant views of the Santa Rosa Mountains (approximately 8 miles to the southwest) are also available from the site. Based on these distances, as well as the presence of existing residential and commercial development in the local area, the project would not block views of or from these scenic resources. Thus, the inclusion of the project within the existing viewshed would be consistent with views presently found in the project area. Additionally, the project would be subject to the City’s established design guidelines and current building standards as provided in the Coachella Municipal Code

Title 16 (Subdivisions) and Title 17 (Zoning), which regulate the height and bulk of the buildings. Therefore, impacts associated with scenic vistas would be less than significant.

**Mitigation Measures:** None required.

***B) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

**No Impact.** According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System,<sup>1</sup> the project site is not located adjacent to or near any state or county, eligible or designated scenic highway. The nearest designated scenic highway is State Route 74 (SR-74) located approximately 12 miles to the west. SR-111 is an eligible scenic highway; however, it is only eligible at the segments from Interstate 10 (I-10) near Whitewater City to SR-74 near Palm Desert and from 66<sup>th</sup> Avenue near Mecca City to Bombay Beach near the Salton Sea. The section of SR-111 that passes through Coachella City is not eligible as a scenic highway. In addition, the project site does not contain scenic resources, including trees, rock outcroppings or historic buildings. No impact to these resources would occur.

**Mitigation Measures:** None required.

***C) Except as provided in Public Resources Code Section 21099, would the project, 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?***

**Less Than Significant Impact.** Development of the project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality means making substantial changes to the existing appearance of a site by constructing elements that are poorly designed or that conflict with the existing surroundings.

The project site is located in an area containing fallow agricultural uses to the north and south, existing residential development to the east, and residential uses to the west. Consistent with the proposed project, much of the surrounding area within a 1-mile radius of the project site is developed with residential neighborhoods.

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<sup>1</sup> California Department of Transportation (Caltrans) Scenic Highway Mapping System website, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways> accessed 9-15-22.

The project involves the grading and construction of a 204-unit single-family residential development including installation of right-of-way improvements such as sidewalks, street lighting, and landscaping. The architectural design of the project would adhere to the requirements of the Coachella Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning) including design standards related to building size, height, and setback, as well as landscaping, signage, and other considerations. The City’s design standards ensure that land uses within an area are visually consistent with one another and their surroundings and reduce the potential for aesthetic conflict. The design specifications of development proposals are reviewed by the City to ensure compliance with all applicable provisions as set forth by the Coachella Municipal Code. As part of this review process, project plans are reviewed by City staff and the Planning Commission to ensure conformation to the Coachella Municipal Code, as well as the visual character and quality of the surrounding area.

While project implementation would change the visual quality of the project site and its surroundings, the proposed project would not degrade the visual quality of the project area because the project is designed to be visually consistent with the surrounding uses. Moreover, the project site and surrounding properties have been designated for development in the City’s General Plan. Therefore, impacts associated with the existing visual character and quality would be less than significant.

**Mitigation Measures:** None required.

***D) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

**Less Than Significant Impact.** Existing sources of light and glare in the immediate project area include vehicle headlights traveling along Avenue 50 north of the site, and Van Buren Street immediately to the east; streetlights; and the residential developments to the east of the site. Currently, there are no existing sources of light on the project site.

Buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles. However, light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards. The project would be designed according to Coachella Municipal Code Title 16 (Subdivisions) and Title 17 (Zoning), which set regulations for outdoor lighting on all city properties to minimize light pollution. Therefore, potential light and glare impacts associated with the proposed project would be less than significant.

**Mitigation Measures:** None required.



## 4.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>AGRICULTURE AND FORESTRY RESOURCES:</b>				
<p><i>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:</i></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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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## Discussion

***a) Would the project 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?***

**Less Than Significant Impact.** According to the California Department of Conservation’s Farmland Mapping and Monitoring Program,<sup>2</sup> the project site is designated as Prime Farmland. Development of the site to a residential use would therefore result in the conversion of Prime Farmland to a nonagricultural use.

However, the General Plan designates the site for residential land use and the site is also zoned for residential development. The General Plan 2035 EIR concluded that, although the General Plan presents numerous goals and policies that would help to minimize impacts to agricultural resources, the loss of Prime Farmland, Farmland of Statewide Importance, or Unique farmland would be considered a significant and unavoidable impact as part of General Plan implementation and no feasible mitigation measures were identified regarding the loss of the City’s Prime Farmland.

Instead, the General Plan presents a strategy of managing the transition from agricultural to urban uses through focused growth areas, market support, and land use controls with the intent of preventing the premature conversion of agricultural lands.<sup>3</sup> The General Plan identifies “subareas” in order to focus development, to accommodate the City’s population growth while retaining certain subareas for agricultural use. The project site is included in Subarea 1 – West Coachella Neighborhoods. Subarea 1 contains existing single-family neighborhoods and is described with a vision for infill development of new neighborhoods in the future. Conversely, Subarea 15 – Cocopah Area and Subarea 16 – South Coachella are prioritized by the General Plan for conservation of agricultural land.

Although the project site is designated as Prime Farmland impacts would be less than significant because the project is consistent with the General Plan’s direction for Subarea 1, for which the impacts to agricultural land have already been considered in the General Plan 2035 EIR, which is hereby incorporated by this reference. Additionally, the residential project is overall consistent with the City’s General Plan land use designation and zoning for residential development at the site. Therefore, impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are considered less than significant.

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<sup>2</sup> California Department of Conservation website, <https://maps.conservation.ca.gov/DLRP/CIFF/> accessed 9-15-22.

<sup>3</sup> City of Coachella General Plan 2035, Draft Environmental Impact Report, <https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html> accessed 9-15-22.

**Mitigation Measures:** None required.

***b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

**No Impact.** The Williamson Act, also known as the California Land Conservation Act of 1965, allows local governments and private landowners to form contracts that restrict specific parcels of land to agricultural or related open space use. According to Section 4.2, Agricultural Resources, of the City’s General Plan EIR,<sup>4</sup> there are approximately 1,480 acres of land in the City and its sphere of influence are under Williamson Act contracts that have not been renewed and are set to expire. The project site is not located on or adjacent to any existing zoning for agricultural use or a Williamson Act contract and has been rezoned for residential uses. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

**Mitigation Measures:** None required.

***c) Would the project 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))?***

**No Impact.** The City’s General Plan does not include Forest Land or Timberland designations, nor does the City have zones for these uses. The City occurs on the Coachella Valley floor, and no forest of timber lands occur in the desert climate. As such, the site does not contain any forest land or timberland, nor is it zoned for timberland production. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and no impact would occur.

**Mitigation Measures:** None required.

***d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

**No Impact.** The project site is currently fallow from past agricultural uses and developed with one residence and several buildings. The site does not contain forest land, as defined above. Furthermore, the project site is not zoned for forest land. Therefore, the project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur.

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<sup>4</sup> City of Coachella General Plan 2035, Draft Environmental Impact Report, <https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html> accessed 9-15-22.

**Mitigation Measures:** None required.

- e) Would the project 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?*

**Less Than Significant Impact.** Refer to Response 4.2(a), above. The project site is designated as Prime Farmland and has historically been utilized as agricultural use; however, the project would not result in a significant loss of farmland because development of the project site has already been evaluated in the General Plan 2035 EIR and is consistent with the site’s land use designation for residential development. Additionally, no designated forestlands are present on the project site and no impact due to the conversion of forestland to non-forest use would occur. Based upon the above, impacts relative to the conversion of farmland would be less than significant.

**Mitigation Measures:** None required.

**4.3 Air Quality**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>AIR QUALITY:</b>				
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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"/>

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to **Appendix B, Air Quality/Greenhouse Gas/Energy Analysis**.

**Discussion**

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**Less Than Significant Impact.** The project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). Consistency with the SCAQMD *2022 Air Quality Management Plan (2022 AQMP)* means that a project is consistent with the goals, objectives, and assumptions set forth in the 2022 AQMP. The 2022 AQMP utilized information and data from the Southern California Association of Government (SCAG) and its *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020-2045 RTP/SCS)*. According to the SCAQMD *CEQA Air Quality Handbook*, in order to determine consistency with 2022 AQMP, two main criteria must be addressed:

**Criterion 1:**

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

*a) Would project result in an increase in the frequency or severity of existing air quality violations?*

Since the consistency criteria identified under the first criterion pertains to pollutant concentrations, rather than to total regional emissions, an analysis of the project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluating project consistency. As discussed in Response 4.3(c), localized concentrations of carbon monoxide (CO), nitrogen oxide (NO<sub>x</sub>), particulate matter less than 10 microns in diameter (PM<sub>10</sub>), and particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>) would be less than significant during project construction and operation. Therefore, the proposed project would not result in an increase in the frequency or severity of existing air quality violations.

*b) Would the project cause or contribute to new air quality violations?*

As discussed in Response 4.3(b), the proposed project would result in emissions that are below the SCAQMD thresholds. Therefore, the project would not have the potential to cause or affect a violation of the ambient air quality standards.

*c) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

The proposed project would result in less than significant impacts with regard to regional and localized concentrations during project construction and operation; refer to Responses 4.3(b) and 4.3(c). As such, the project would not delay the timely attainment of air quality standards or 2022 AQMP emissions reductions.

**Criterion 2:**

With respect to the second criterion for determining consistency with SCAQMD and SCAG air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed project exceeds the assumptions utilized in preparing the forecasts presented in the 2022 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2022 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each these criteria.

*a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

Growth projections included in the 2022 AQMP form the basis for the projections of air pollutant emissions and are based on general plan land use designation and SCAG’s 2020-2045 RTP/SCS demographics forecasts. The population, housing, and employment forecasts within the 2020-2045 RTP/SCS are based on local general plans as well as input from local governments, such as the City of Coachella. The SCAQMD has incorporated these same demographic growth forecasts for various socioeconomic categories (e.g., population, housing) into the 2022 AQMP.

Based on the General Plan, the project site is designated General Neighborhood which allows for 7-25 dwelling units per acre. The project has a proposed net density of 7.7 dwelling units per acre and is consistent with the land use designation.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site. The project includes a Parcel Merger to combine the two (2) parcels into one (1) parcel.

The City’s population estimate as of January 1, 2022, is 42,158 persons.<sup>5</sup> Based on the City’s average household size of 4.25<sup>6</sup>, the 204 units would introduce up to 867 additional residents within the City. The forecast population in 2045 is 129,300 persons.<sup>7</sup> The project’s potential impacts would be considered less than significant since the 867 additional residents represents only a 2.1 percent increase from the City’s current population and are consistent with 2045 projections. Thus, the project would be consistent with the types, intensity, and patterns of land use envisioned for the site vicinity. As the SCAQMD has incorporated these same projections into the 2022 AQMP, the project would be consistent with the projections. Therefore, the project is consistent with the types, intensity, and patterns of land use envisioned for the site vicinity and would be considered consistent with the General Plan upon the City’s approvals on the required change of zone. Further, the population and housing projections, which are adopted by SCAG’s Regional Council, are based on the local plans and policies applicable to the City. As the SCAQMD has incorporated these same projections into the 2022 AQMP, the proposed project would be consistent with the projections.

*b) Would the project implement all feasible air quality mitigation measures?*

<sup>5</sup> State of California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2022 with 2020 Census Benchmark*, May 2022, <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2022/>, accessed January 3, 2023.

<sup>6</sup> Ibid.

<sup>7</sup> Southern California Association of Governments, *2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Demographics & Growth Forecast*, September 3, 2020.

The proposed project would result in less than significant air quality impacts. Compliance with all feasible emission reduction rules and measures identified by the SCAQMD would be required as identified in Responses 4.3(b) and 4.3(c). As such, the proposed project meets this 2022 AQMP consistency criterion.

*c) Would the project be consistent with the land use planning strategies set forth in the AQMP?*

Land use planning strategies set forth in the 2022 AQMP are primarily based on the 2020-2045 RTP/SCS. Further, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway<sup>8</sup> within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. Therefore, the project would be consistent with the actions and strategies of the 2020-2045 RTP/SCS. In addition, as discussed above, the project is consistent with the General Plan land use designation. As such, the proposed project meets this AQMP consistency criterion.

In conclusion, the determination of 2022 AQMP consistency is primarily concerned with long-term influence of a project on air quality in the Basin. The proposed project would not result in long-term impact on the region’s ability to meet State and Federal air quality standards. Additionally, the proposed project would be consistent with the goals and policies of the General Plan and 2022 AQMP. Further, the proposed project’s long-term influence on air quality in the Basin would also be consistent with the SCAQMD and SCAG’s goals and policies and is considered consistent with the 2022 AQMP.

**Mitigation Measures:** None required.

*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?*

**Less Than Significant Impact.**

**Criteria Pollutants**

Carbon Monoxide (CO). CO is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions. CO replaces oxygen in the body’s red blood cells. Individuals with a deficient blood supply to the heart, patients with diseases involving heart and blood vessels, fetuses (unborn babies), and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes are most

<sup>8</sup> A raceway is the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage.



susceptible to the adverse effects of CO exposure. People with heart disease are also more susceptible to developing chest pains when exposed to low levels of CO.

Ozone (O<sub>3</sub>). O<sub>3</sub> occurs in two layers of the atmosphere. The layer surrounding the Earth's surface is the troposphere. The troposphere extends approximately 10 miles above ground level, where it meets the second layer, the stratosphere. The stratosphere (the "good" ozone layer) extends upward from about 10 to 30 miles and protects life on Earth from the sun's harmful ultraviolet rays. "Bad" O<sub>3</sub> is a photochemical pollutant, and needs volatile organic compounds (VOCs), NO<sub>x</sub>, and sunlight to form; therefore, VOCs and NO<sub>x</sub> are O<sub>3</sub> precursors. To reduce O<sub>3</sub> concentrations, it is necessary to control the emissions of these O<sub>3</sub> precursors. Significant O<sub>3</sub> formation generally requires an adequate amount of precursors in the atmosphere and a period of several hours in a stable atmosphere with strong sunlight. High O<sub>3</sub> concentrations can form over large regions when emissions from motor vehicles and stationary sources are carried hundreds of miles from their origins.

While O<sub>3</sub> in the upper atmosphere (stratosphere) protects the Earth from harmful ultraviolet radiation, high concentrations of ground-level O<sub>3</sub> (in the troposphere) can adversely affect the human respiratory system and other tissues. O<sub>3</sub> is a strong irritant that can constrict the airways, forcing the respiratory system to work hard to deliver oxygen. Individuals exercising outdoors, children, and people with pre-existing lung disease such as asthma and chronic pulmonary lung disease are considered to be the most susceptible to the health effects of O<sub>3</sub>. Short-term exposure (lasting for a few hours) to O<sub>3</sub> at elevated levels can result in aggravated respiratory diseases such as emphysema, bronchitis and asthma, shortness of breath, increased susceptibility to infections, inflammation of the lung tissue, increased fatigue, as well as chest pain, dry throat, headache, and nausea.

Nitrogen Dioxide (NO<sub>2</sub>). NO<sub>x</sub> are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone and react in the atmosphere to form acid rain. NO<sub>2</sub> (often used interchangeably with NO<sub>x</sub>) is a reddish-brown gas that can cause breathing difficulties at elevated levels. Peak readings of NO<sub>2</sub> occur in areas that have a high concentration of combustion sources (e.g., motor vehicle engines, power plants, refineries, and other industrial operations). NO<sub>2</sub> can irritate and damage the lungs and lower resistance to respiratory infections such as influenza. The health effects of short-term exposure are still unclear. However, continued or frequent exposure to NO<sub>2</sub> concentrations that are typically much higher than those normally found in the ambient air may increase acute respiratory illnesses in children and increase the incidence of chronic bronchitis and lung irritation. Chronic exposure to NO<sub>2</sub> may aggravate eyes and mucus membranes and cause pulmonary dysfunction.

Coarse Particulate Matter (PM<sub>10</sub>). PM<sub>10</sub> refers to suspended particulate matter, which is smaller than 10 microns or ten one-millionths of a meter. PM<sub>10</sub> arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. PM<sub>10</sub> scatters light and significantly reduces visibility. In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract. On June 19, 2003, the California Air Resources Board

(CARB) adopted amendments to the Statewide 24-hour particulate matter standards based upon requirements set forth in the Children's Environmental Health Protection Act (Senate Bill 25).

Fine Particulate Matter (PM<sub>2.5</sub>). Due to recent increased concerns over health impacts related to PM<sub>2.5</sub>, both State and Federal PM<sub>2.5</sub> standards have been created. Particulate matter impacts primarily affect infants, children, the elderly, and those with pre-existing cardiopulmonary disease. In 1997, the U.S. Environmental Protection Agency (EPA) announced new PM<sub>2.5</sub> standards. Industry groups challenged the new standard in court and the implementation of the standard was blocked. However, upon appeal by the EPA, the United States Supreme Court reversed this decision and upheld the EPA's new standards. On January 5, 2005, the EPA published a final rule in the Federal Register that designates the basin as a nonattainment area for Federal PM<sub>2.5</sub> standards. On June 20, 2002, CARB adopted amendments for Statewide annual ambient particulate matter air quality standards. These standards were revised and established due to increasing concerns by CARB that previous standards were inadequate, as almost everyone in California is exposed to levels at or above the current state standards during some parts of the year, and the Statewide potential for significant health impacts associated with particulate matter exposure was determined to be large and wide-ranging.

Sulfur Dioxide (SO<sub>2</sub>). SO<sub>2</sub> is a colorless, irritating gas with a rotten egg smell; it is formed primarily by the combustion of sulfur-containing fossil fuels. SO<sub>2</sub> is often used interchangeably with SO<sub>x</sub>. Exposure of a few minutes to low levels of SO<sub>2</sub> can result in airway constriction in some asthmatics.

Volatile Organic Compounds (VOC). VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O<sub>3</sub> to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: CO, CO<sub>2</sub>, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O<sub>3</sub>, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG interchangeably (see below).

Reactive Organic Gases (ROG). Similar to VOC, ROG are also precursors in forming O<sub>3</sub> and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO<sub>x</sub> react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O<sub>3</sub>, which is a criteria pollutant.

**Short-term Construction Emissions**

The project involves construction activities associated with demolition, grading, building construction, paving, and architectural coating applications. The project would involve 59,039 cubic yards soil import. Depending on market conditions, building construction and associated architectural coating applications would last for up to two years. The modeling assumed that building construction and associated architectural coating applications would last for six months and three months, respectively, and that construction would conclude by the end of 2024. This assumption is conservative because construction activities would be less intensive and daily emissions would be lower when the schedule is extended. Exhaust emission factors for typical diesel-powered heavy equipment are based on the California Emissions Estimator Model version 2020.4.0 (CalEEMod) program defaults. Variables factored into estimating the total construction emissions include the level of activity, length of construction, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site. The analysis of daily construction emissions has been prepared utilizing CalEEMod. Refer to **Appendix B, Air Quality/Greenhouse Gas/Energy Analysis**, for the CalEEMod outputs and results. **Table 4-1, Project-Generated Construction Emissions**, presents the anticipated daily short-term construction emissions.

**Table 4-1  
 Project-Generated Construction Emissions**

Emissions Source	Pollutant (pounds/day) <sup>1,2</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Year 1	3.89	66.26	37.32	0.21	9.77	4.16
Year 2	38.81	73.82	52.16	0.23	10.31	4.56
<i>Maximum Daily Emissions</i>	<i>38.81</i>	<i>73.82</i>	<i>52.16</i>	<i>0.23</i>	<i>10.31</i>	<i>4.56</i>
<i>SCAQMD Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Threshold Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Notes: 1. Emissions were calculated using CalEEMod version 2020.4.0. Winter emissions represent worst-case. 2. <b>The reduction/credits for construction emissions are based on "mitigation" included in CalEEMod and are required by the SCAQMD Rules.</b> The adjustments applied in CalEEMod includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; and limit speeds on unpaved roads to 15 miles per hour. The emissions results in this table represent the "mitigated" emissions shown in <u>Appendix B</u> .						
Source: Refer to <u>Appendix B</u> for assumptions used in this analysis.						

**Fugitive Dust Emissions**

Construction activities are a source of fugitive dust emission that may have a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the project area. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways (including demolition as well as construction activities). Fugitive dust emissions vary substantially from day to day, depending on the level of activity, specific operations, and weather conditions. Fugitive dust from grading,

excavation and construction is expected to be short-term and would cease upon project completion. Most of this material is inert silicates, rather than the complex organic particulates released from combustion sources, which are more harmful to health.

Dust (larger than 10 microns) generated by such activities usually becomes more of a local nuisance than a serious health problem. Of particular health concern is the amount of PM<sub>10</sub> generated as part of fugitive dust emissions. PM<sub>10</sub> poses a serious health hazard alone or in combination with other pollutants. PM<sub>2.5</sub> is mostly produced by mechanical processes. These include automobile tire wear, industrial processes such as cutting and grinding, and re-suspension of particles from the ground or road surfaces by wind and human activities such as construction or agriculture. PM<sub>2.5</sub> is mostly derived from combustion sources, such as automobiles, trucks, and other vehicle exhaust, as well as from stationary sources. These particles are either directly emitted or are formed in the atmosphere from the combustion of gases such as NO<sub>x</sub> and SO<sub>x</sub> combining with ammonia. PM<sub>2.5</sub> components from material in the Earth’s crust, such as dust, are also present, with the amount varying in different locations.

The project would implement required SCAQMD dust control techniques (i.e., daily watering), limitations on construction hours, and adhere to SCAQMD Rules 402 and 403 (which require watering of inactive and perimeter areas, track out requirements, etc.), to reduce PM<sub>10</sub> and PM<sub>2.5</sub> concentrations. As depicted in **Table 4-1**, total PM<sub>10</sub> and PM<sub>2.5</sub> emissions would not exceed the SCAQMD thresholds during construction. Thus, PM<sub>10</sub> and PM<sub>2.5</sub> emissions impacts associated with project construction would be less than significant.

Construction Equipment and Worker Vehicle Exhaust

Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the project site, construction worker commutes to the project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to/from the site. As presented in **Table 4-1**, construction equipment and worker vehicle exhaust emissions (i.e., ROG, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) would not exceed the established SCAQMD thresholds for all criteria pollutants. Therefore, impacts in this regard would be less than significant.

ROG Emissions

In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O<sub>3</sub> precursors. In accordance with the methodology prescribed by the SCAQMD, ROG emissions associated with paving and architectural coating have been quantified with CalEEMod. As required by SCAQMD Regulation XI, Rule 1113, *Architectural Coating*, all architectural coatings would comply with specifications on painting practices as well as regulation on the ROG content of paint.<sup>9</sup> ROG emissions associated with the proposed project would be less than significant.

<sup>9</sup> South Coast Air Quality Management District, *Rule 1113 Architectural Coatings*, <http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf>, accessed January 3, 2023.

### Total Daily Construction Emissions

As indicated in **Table 4-1**, criteria pollutant emissions during construction of the proposed project would not exceed the SCAQMD significance thresholds. Thus, total construction related air emissions would be less than significant.

### Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by State, Federal, and international agencies and was identified as a toxic air contaminant by CARB in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the California Department of Conservation Division of Mines and Geology, serpentinite and ultramafic rocks are not known to occur within the project area.<sup>10</sup> Thus, no impacts would occur in this regard.

### **Long-term Operational Emissions**

Long-term operational air quality impacts consist of mobile source emissions generated from project-related traffic and emissions from area and energy sources. As a conservative analysis, the emissions from existing uses on-site are not quantified and not deducted from the project emissions. Emissions associated with each source are detailed in **Table 4-2, Project-Generated Operational Emissions**, and discussed below.

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<sup>10</sup> California Department of Conservation Division of Mines and Geology, *A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos Report*, August 2000.

**Table 4-2**  
**Project-Generated Operational Emissions**

Emissions Source	Pollutant (pounds/day) <sup>1</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Project Summer Emissions</b>						
Area	8.95	3.24	18.11	0.02	0.34	0.34
Energy	0.17	1.46	0.62	<0.01	0.12	0.12
Mobile	5.56	5.83	55.90	0.13	14.09	3.81
<i>Total Summer Emissions<sup>2</sup></i>	<i>14.69</i>	<i>10.53</i>	<i>74.64</i>	<i>0.16</i>	<i>14.55</i>	<i>4.27</i>
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Threshold Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<b>Project Winter Emissions</b>						
Area	8.95	3.24	18.11	0.02	0.34	0.34
Energy	0.17	1.46	0.62	<0.01	0.12	0.12
Mobile	5.36	6.26	54.02	0.12	14.09	3.81
<i>Total Winter Emissions<sup>2</sup></i>	<i>14.49</i>	<i>10.96</i>	<i>72.75</i>	<i>0.15</i>	<i>14.55</i>	<i>4.27</i>
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Threshold Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Notes:						
1. Emissions were calculated using CalEEMod version 2020.4.0.						
2. The numbers may be slightly off due to rounding.						
Source: Refer to Appendix B for assumptions used in this analysis.						

**Area Source Emissions**

Area source emissions would be generated due to an increased demand for natural gas, consumer products, area architectural coatings, and landscaping equipment associated with the development of the proposed project. As shown in **Table 4-2**, area source emissions during both summer and winter would not exceed established SCAQMD thresholds. Impacts would be less than significant in this regard.

**Energy Source Emissions**

Energy source emissions would be generated as a result of electricity and natural gas (non-hearth) usage associated with the proposed project. The primary use of electricity and natural gas by the project would be for space heating and cooling, water heating, ventilation, lighting, appliances, and electronics. Energy source emissions during both summer and winter would not exceed established SCAQMD thresholds; refer to **Table 4-2**. Impacts in this regard would be less than significant.

**Mobile Source Emissions**

Mobile sources are emissions from motor vehicles, including tailpipe and evaporative emissions. Depending upon the pollutant being discussed, the potential air quality impact may be of either regional or local concern. For example, ROG, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are all pollutants of

regional concern (NO<sub>x</sub> and ROG react with sunlight to form O<sub>3</sub> [photochemical smog], and wind currents readily transport SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>). However, CO tends to be a localized pollutant, dispersing rapidly at the source.

The mobile source emissions were calculated using the trip generation data provided in the *TTM 38577 Sevilla II, Transportation Analysis Scoping Agreement* (Traffic Scoping Agreement), prepared by Michael Baker International, dated October 31, 2022. According to the Traffic Scoping Agreement, the proposed project would generate approximately 1,944 average daily trips. As shown in **Table 4-2**, emissions generated by vehicle traffic associated with the project would not exceed established SCAQMD thresholds. Impacts from mobile source emissions would be less than significant.

Total Operational Emissions

As shown in **Table 4-2**, the total operational emissions for both summer and winter would not exceed established SCAQMD thresholds. Therefore, impacts in this regard would be less than significant.

**Air Quality Health Impacts**

Adverse health effects induced by criteria pollutant emissions are highly dependent on a multitude of interconnected variables (e.g., cumulative concentrations, local meteorology and atmospheric conditions, and the number and character of exposed individual [e.g., age, gender]). In particular, O<sub>3</sub> precursors, VOCs and NO<sub>x</sub>, affect air quality on a regional scale. Health effects related to O<sub>3</sub> are therefore the product of emissions generated by numerous sources throughout a region. Existing models have limited sensitivity to small changes in criteria pollutant concentrations, and, as such, translating project-generated criteria pollutants to specific health effects or additional days of nonattainment would produce meaningless results. In other words, the project’s less than significant increases in regional air pollution from criteria air pollutants would have nominal or negligible impacts on human health.

As noted in the Brief of Amicus Curiae by the SCAQMD (dated April 6, 2015) for the *Sierra Club vs. County of Fresno*, the SCAQMD acknowledged it would be extremely difficult, if not impossible to quantify health impacts of criteria pollutants for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Further, as noted in the Brief of Amicus Curiae by the San Joaquin Valley Air Pollution Control District (SJVAPCD) (dated April 13, 2015) for the *Sierra Club vs. County of Fresno*, SJVAPCD acknowledged that currently available modeling tools are not equipped to provide a meaningful analysis of the correlation between an individual development project’s air emissions and specific human health impacts.

The SCAQMD acknowledges that health effects quantification from O<sub>3</sub>, as an example, is correlated with the increases in ambient level of O<sub>3</sub> in the air (concentration) that an individual person breathes. The SCAQMD’s Brief of Amicus Curiae states that it would take a large amount of additional emissions to cause a modeled increase in ambient O<sub>3</sub> levels over the entire region.

The SCAQMD states that based on their own modeling in the SCAQMD’s 2012 *Air Quality Management Plan*, a reduction of 432 tons (864,000 pounds) per day of NO<sub>x</sub> and a reduction of 187 tons (374,000 pounds) per day of VOCs would reduce O<sub>3</sub> levels at highest monitored sites by only nine parts per billion. As such, the SCAQMD concludes that it is not currently possible to accurately quantify O<sub>3</sub>-related health impacts caused by NO<sub>x</sub> or VOC emissions from relatively small projects (defined as projects with regional scope) due to photochemistry and regional model limitations. Thus, as the project would not exceed SCAQMD thresholds for construction and operational air emissions, the project would have a less than significant impact for air quality health effects.

**Mitigation Measures:** None required.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

**Less Than Significant Impact.** Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The CARB has identified the following groups of individuals as those most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The nearest sensitive receptors are single-family residences located approximately 80 feet east of the proposed project site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing localized significance thresholds for construction and operational impacts (stationary source only).

**Localized Significance Thresholds**

Localized Significance Thresholds (LSTs) were developed in response to SCAQMD Governing Boards’ Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the *Final Localized Significance Threshold Methodology* (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized air quality impacts. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, NO<sub>x</sub>, PM<sub>2.5</sub>, and/or PM<sub>10</sub>. The project is located within Source Receptor Area (SRA) 30, Coachella Valley.

**Construction LST**

The SCAQMD’s guidance on applying CalEEMod to LSTs specifies the number of acres a particular piece of equipment would likely disturb per day.<sup>11</sup> According to CalEEMod output, the project would actively disturb an average of approximately three acres per day. Therefore, the LST

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<sup>11</sup> The number of acres represent the total acres traversed by grading equipment. In order to properly grade a piece of land, multiple passes with equipment may be required. The disturbance acreage is based on the equipment list and days of the grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday.



thresholds for two-acre were conservatively utilized for the construction LST analysis. The closest sensitive receptors to the project site are single-family residences located approximately 80 feet to the east of the project site. These sensitive land uses may be potentially affected by air pollutant emissions generated during on-site construction activities. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. As the nearest sensitive receptor is located approximately 80 feet (24 meters) from the planned construction area, the LST values for 25 meters were used.

**Table 4-3, Localized Construction Emissions Significance**, shows the localized construction-related emissions for NO<sub>x</sub>, CO, PM<sub>2.5</sub>, and PM<sub>10</sub> compared to LSTs for SRA 30. It is noted that the localized emissions presented in **Table 4-2** are less than those in **Table 4-1** because localized emissions include only on-site emissions (e.g., from construction equipment and fugitive dust) and do not include off-site emissions (e.g., from hauling activities). As shown in **Table 4-3**, the project’s localized construction emissions would not exceed the LSTs for SRA 30. Therefore, the localized significance impacts from project-related construction activities would be less than significant.

**Operations LST**

According to SCAQMD LST methodology, LSTs would apply to operational activities if the project includes stationary sources or attracts mobile sources that may spend extended periods queuing and idling at the site (e.g., warehouse or transfer facilities). The proposed project is a residential development and would not attract mobile sources that may queue or idle on-site for extended periods of time. Thus, due to the lack of such emissions, no long-term LST analysis is needed. Operational LST impacts would be less than significant in this regard.

**Table 4-3**  
**Localized Construction Emissions Significance**

Source <sup>1</sup>	Pollutant (pounds/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Year 1 <sup>2</sup>	34.52	28.05	4.92	2.68
Year 2 <sup>2</sup>	32.38	27.72	4.83	2.60
<i>Maximum Daily Emissions</i>	<i>34.52</i>	<i>28.05</i>	<i>4.92</i>	<i>2.68</i>
Localized Significance Threshold <sup>3</sup>	191	1,299	7	5
<i>Thresholds Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Notes:

1. The reduction/credits for construction emissions are based on “mitigation” included in CalEEMod and are required by the SCAQMD Rules. The “mitigation” applied in CalEEMod includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; water all haul roads twice daily; and limit speeds on unpaved roads to 15 miles per hour. The emissions results in this table represent the “mitigated” emissions shown in Appendix B.
2. Maximum on-site daily emissions occur during grading phase for NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> in Year 1 and Year 2.
3. The Localized Significance Threshold (LST) was determined using Appendix C of the SCAQMD’s *Final Localized Significant Threshold Methodology* guidance document for pollutants NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The LST was based on the anticipated daily acreage disturbance for construction (three acres per day, but round down to use two-acre threshold as a conservative analysis) and distance to sensitive receptor (25 meters) for SRA 30, Coachella Valley.

Source: Refer to Appendix B for assumptions used in this analysis.

Carbon Monoxide Hotspots

CO emissions are a function of vehicle idling time, meteorological, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (e.g., adversely affecting residents, school children, hospital patients, and the elderly).

The Basin is designated as an attainment/maintenance area for the Federal CO standards and an attainment area under State standards. There has been a decline in CO emissions even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased; estimated anthropogenic CO emissions have decreased 68 percent between 1990 and 2014. In 2014, mobile sources accounted for 82 percent of the nation’s total anthropogenic CO emissions.<sup>12</sup> Three major control programs have contributed to the reduced per-vehicle CO emissions, including exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs.

According to the SCAQMD *CEQA Air Quality Handbook*, a potential CO hotspot may occur at any location where the background CO concentration already exceeds 9.0 parts per million (ppm), which is the 8-hour California ambient air quality standard. The closest monitoring station to the project site that monitors CO concentration is the Palm Spring – Fire Station (590 E Racquet Club Avenue, Palm Springs, California, 92262), located approximately 23 miles northwest of the project site. The maximum CO concentration at the Palm Spring -- Fire Station was measured at 0.762 ppm in 2022.<sup>13</sup> Given that the background CO concentration does not currently exceed 9.0 ppm, a CO hotspot would not occur at the project site. Therefore, CO hotspot impacts would be less than significant in this regard.

**Mitigation Measures:** None required.

***d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?***

**Less Than Significant Impact.** According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the project may generate detectable odors from heavy-duty equipment exhaust and architectural coating. However, construction-related odors would

<sup>12</sup> U.S. Environmental Protection Agency, *Carbon Monoxide Emissions*, [https://cfpub.epa.gov/roe/indicator\\_pdf.cfm?i=10](https://cfpub.epa.gov/roe/indicator_pdf.cfm?i=10), accessed January 4, 2023.

<sup>13</sup> California Air Resources Board, *Air Quality Data*, <https://www.arb.ca.gov/aqmis2/aqdselect.php?tab=specialrpt>, accessed January 4, 2023.

be short-term in nature and cease upon project completion. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The project would also be required to comply with the SCAQMD Regulation XI, Rule 1113 – *Architectural Coating*, which would minimize odor impacts from ROG emissions during architectural coating. Any odor impacts to existing adjacent land uses would be short-term and negligible. As such, the project would not result in other emissions, such as those leading to odors adversely affecting a substantial number of people. Impacts would be less than significant.

**Mitigation Measures:** None required.

**4.4 Biological Resources**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES:</b>				
<i>Would the project:</i>				
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 Wildlife 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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

This section is a summary of the findings within the *Biological Resources Assessment and CVM SHCP Consistency Analysis for Sevilla II Tentative Tract Map No. 38557* prepared for the

project by Michael Baker International in 2022; refer to **Appendix C, Biological Habitat Assessment** of this IS/MND.

## Discussion

A Biological Habitat Assessment and CVMSHCP Consistency Analysis (Habitat Assessment) was conducted to characterize existing site conditions and assess the probability of occurrence of special-status<sup>14</sup> plant and wildlife species that could pose a constraint to implementation of the proposed project. The project site is currently vacant with generally flat topography and natural communities comprised of sandy soils that are disturbed due to the site's previous agricultural uses. Land uses in the immediate vicinity of the project site include vacant, undeveloped land, remnant agricultural land, and single-family residential development. One (1) vegetation community was observed and mapped within the boundaries of the project site during the field survey: tamarisk thicket.

No drainage features or potential wetland features were observed on or within the vicinity of the project site during the field survey.

The project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Area but is not located within or adjacent to a designated Conservation Areas, Preserves, Cores, or Linkages.

- a) *Would the project 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 Wildlife or U.S. Fish and Wildlife Service?***

**Less than Significant Impact with Mitigation Incorporated.** No special-status plant species were observed within the project site during the Biological Habitat Assessment. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, no special-status plant species are expected to occur within the project site.

No special-status wildlife species were observed within the project site during the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, Michael Baker determined that the project site also has a moderate potential to support burrowing owl (*Athene cunicularia*; a State SSC). The project site is located near existing residential and commercial developments and several utility poles are located along nearby roadways that could provide perching opportunities for

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<sup>14</sup> As used in the Habitat Assessment, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; State/locally rare vegetation communities, and species covered under the Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan.

predatory raptors. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts to burrowing owls and nesting birds would be reduced to less than significant levels.

**Mitigation Measures:**

**BIO-1 Pre-Construction Nesting Bird Clearance Survey:** If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

**BIO-2 Burrowing Owl Pre-Construction Clearance Surveys:** Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a “no-disturbance” buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in

consultation with CDFW and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a “no-disturbance” buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

***b) Would the project 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 Wildlife or US Fish and Wildlife Service?***

**No Impact.** No potential drainage features, such as rivers or streams, were observed on or within the vicinity of the project site during the Habitat Assessment. As such, the project would not result in impacts to state or federal jurisdictional features and regulatory approvals from the USACE, RWQCB, or CDFW would not be required. There would be no impact.

**Mitigation Measures:** None required.

***c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

**No Impact.** Potential wetland features were not observed on or within the vicinity of the project site during the Habitat Assessment field survey. Furthermore, Michael Baker Biologists conducted a literature review and records search for special-status species, habitat linkages, corridors, geological features, and soil types. No record of state or federally protected wetlands were discovered in the literature review nor the field survey. Because no such wetlands are present, the project would not result in impacts to state or federal wetlands.

**Mitigation Measures:** None required.

***d) Would the project 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?***

**Less than Significant Impact.** The project site is not adjacent to, or nearby, a Conservation Area as established by the CVMSHCP or any other established wildlife corridors. Project activities are not expected to impede wildlife movement through the area. A less than significant impact would occur.

**Mitigation Measures:** None required.

***e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***

**Less than Significant Impact.** The City is a Permittee under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As such, the City established a Local Development Mitigation Fee. To assist in providing revenue for the conservation of lands necessary to implement the CVMSHCP, each project in the City must pay into the Local Development Mitigation Fee.<sup>15</sup> With payment of the Local Development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP and no further avoidance, minimization, or mitigation measures would be required. A less than significant impact would occur.

**Mitigation Measures:** None required.

***f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

**Less than Significant Impact.** The project site is located within the boundaries of the CVMSHCP Area, but is not located within any Conservation Areas, Preserves, Cores, or Linkages. The 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.<sup>16</sup> With payment of the Local Development Mitigation Fee and completion of the pre-construction clearance surveys for nesting birds and burrowing owls, the project would be fully consistent with the biological goals and objectives of the CVMSHCP and no further avoidance, minimization, or mitigation measures would be required. A less than significant impact would occur.

**Mitigation Measures:** None required.

<sup>15</sup> Coachella Municipal Code, Ordinance No. 1029, adopted September 2011.

<sup>16</sup> Covered Activities are defined as certain activities carried out or conducted by Permittees, Participating Special Entities, Third Parties Granted Take Authorization and others within the CVMSHCP Area, as described in Section 7 of the CVMSHCP, that will receive Take Authorization under the Section 10(a) Permit and the Natural Community Conservation Plan Permit, provided these activities are otherwise lawful.



**4.5 Cultural Resources**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES:</b>				
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 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 dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The *Cultural and Paleontological Resources Identification Memorandum for the Sevilla II Project* was prepared by Michael Baker International in December 2022; refer to **Appendix D, Cultural and Paleontological Resources Memorandum**. The cultural and paleontological resources memo included an Eastern Information Center (EIC) records search, literature and historical map review, Coachella Valley History Museum consultation, Sacred Lands File search, built environment and archaeological field surveys, California Register of Historical Resources (California Register) evaluation of 50503 Van Buren Street, and buried archaeological site sensitivity analysis to determine if the project area contains historical resources that may be impacted by the project.

**Discussion**

**a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?***

**No Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

Based on the cultural and paleontological resources memo, the EIC records search, literature and historical map review, historical society consultation, field surveys, and California Register evaluation no historical or archaeological resources were identified within the project area. The

EIC records search indicated that two cultural resource studies have been conducted within the project area, but these did not include pedestrian surveys of the site. A total of 23 additional studies have been conducted within a half-mile search radius of the project site, resulting in the recording of 12 cultural resources within this radius. None of these resources are located within or adjacent to the project site. Furthermore, the site’s sensitivity for cultural resources is considered low due to soil age, a lack of previously recorded archaeological sites within the project area and vicinity, previous disturbances in the project area, and the lack of perennial surface water. As such, project implementation would not result in impacts to historical resources.

**Mitigation Measures:** None required.

***b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?***

**Less than Significant Impact with Mitigation Incorporated.** Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. As stated previously, a records search and field survey did not identify any cultural resources, including prehistoric or historic archaeological sites, within the project site. However, ground disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. To minimize potential impacts to archeological resources, Mitigation Measure CUL-1 requires constructional personnel to undergo training by a qualified archaeologist. The purpose of the training would be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. Additionally, Mitigation Measure CUL-2 outlines actions that must be taken in the event of an inadvertent discovery of resources. If a cultural resource is discovered, work must be temporarily halted and a qualified archaeologist must be contacted to evaluate and recommend proper treatment for the resource. With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to archaeological resources would be less than significant.

**Mitigation Measures:**

**CUL-1 Cultural Resources Worker Training:** Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the Secretary of the Interior’s Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction

activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.

**CUL-2 Archaeological Resources Inadvertent Discovery:** If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment.

The following shall apply:

- If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist’s determination shall be made in writing to the City.
- If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist’s recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist’s recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City.
- Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.

***c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?***

**Less than Significant Impact with Mitigation Incorporated.** The project site has historically supported agricultural uses and is not located on or near an existing cemetery. However, ground-disturbing activities during construction may uncover previously unknown buried human remains. In the event that human remains are found, the remains would require proper treatment in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5 through 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner and, if applicable, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must cease in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County Coroner has been notified, the remains have been investigated, and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with the aforementioned regulations (included as Mitigation Measure CUL-3), impacts related to the disturbance of human remains would be less than significant.

**Mitigation Measures:**

**CUL-3 Discovery of Human Remains:** If human remains are found in the course of ground-disturbing activities, those remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains’ most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.

**4.6 Energy**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>ENERGY:</b> <i>Would the project:</i>				
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"/>

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to **Appendix B, Air Quality/Greenhouse Gas/Energy Analysis**.

**Discussion**

**REGULATORY FRAMEWORK**

**State**

California Building Energy Efficiency Standards (Title 24)

The 2022 California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as “Title 24,” became effective on January 1, 2023. In general, Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Title 24 standards.

California Green Building Standards

The 2022 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2023. CALGreen is the first-in-the-nation mandatory green buildings standards code. The California Building Standards Commission developed CALGreen in an effort to meet the State’s landmark initiative Assembly

Bill (AB) 32 goals, which established a comprehensive program of cost-effective reductions of greenhouse gas (GHG) emissions to 1990 levels by 2020. CALGreen was developed to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, and healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the environmental directives of the administration. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies (e.g., lighting, heating/ventilation and air conditioning [HVAC], and plumbing fixtures), divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. There is growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-savings potential in green building practices and materials.

Senate Bill 100

Senate Bill (SB) 100 (Chapter 312, Statutes of 2018) requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt-hours (kWh) of those products sold to their retail end-use customers achieve 44 percent of retail sales by December 31, 2024; 52 percent by December 31, 2027; 60 percent by December 31, 2030; and 100 percent by December 31, 2045. The bill requires the California Public Utilities Commission (CPUC), California Energy Commission (CEC), State board or the California Air Resources Board’s (CARB), and all other State agencies to incorporate the policy into all relevant planning. In addition, SB 100 requires the CPUC, CEC, and CARB to utilize programs authorized under existing statutes to achieve that policy and, as part of a public process, issue a joint report to the Legislature by January 1, 2021, and every four years thereafter, that includes specified information relating to the implementation of SB 100.

California Energy Commission Integrated Energy Policy Report

In 2002, the California State Legislature adopted Senate Bill (SB) 1389, which requires the California Energy Commission (CEC) to develop an Integrated Energy Policy Report (IEPR) every two years. SB 1389 requires the CEC to conduct assessments and forecasts of all aspects of energy industry supply, production, transportation, delivery and distribution, demand, and prices, and use these assessments and forecasts to develop energy policies that conserve resources, protect the environment, ensure energy reliability, enhance the State's economy, and protect public health and safety.

The CEC adopted the 2021 integrated energy policy report (2021 IEPR) Volume I, Volume II, and Volume IV on February 1, 2022 and Volume III on February 24, 2022.<sup>17</sup> The 2021 IEPR provides information and policy recommendations on advancing a clean, reliable, and affordable energy

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<sup>17</sup> California Energy Commissions, *2021 Integrated Energy Policy Report*, <https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2021-integrated-energy-policy-report>, accessed January 23, 2023.

system for all Californian.<sup>18</sup> Volume I of the 2021 IEPR addresses actions needed to reduce the GHG emissions related to the buildings in which California live and work, with an emphasis on energy efficiency; Volume II examines actions needed to increase the reliability and resiliency of California’s energy system; Volume III looks at the evolving role of gas in California’ energy system; and Volume IV reports on California’s energy demand outlook, including a forecast to 2035 and long-term energy demand scenarios of 2050. The 2021 IEPR builds on the goals and work in response to AB 758 (Energy: energy audit), SB 350 (Clean Energy and Pollution Reduction Act), AB 3232 (Zero-emissions buildings and sources of heat energy), and the 2019 IEPR to further a comprehensive approach toward decarbonizing buildings in a cost-effective and equitable manner. For the 2021 IEPR, the CEC extends the forecast timeframe to 15 years to coincide with several state goals that are planned for 2035 and improves methodologies to better quantify and predict the likelihood, severity, and duration of future extreme heat events.

**Local**

City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City’s vision of growth for the next 80 to 100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan identifies the goals, policies and actions that will enable the City to achieve this vision. The following goals and policies are applicable to the project.

**Sustainability and Natural Environment Element**

**Goal 2. Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.**

Policies

**2.1 Community development-subdivisions.** When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency.

**2.3 Alternative energy.** Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.

**2.5 Construction standards.** Consider and evaluate new construction practices and standards that increase building energy efficiency.

**2.6 Energy performance targets – new construction.** Require new construction to exceed Title 24 efficiency standards by 15 percent and incorporate solar photovoltaics.

<sup>18</sup> California Energy Commissions, *Final 2021 Integrated Energy Policy Report Volume I Building Decarbonization*, February 2022.

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## THRESHOLD OF SIGNIFICANCE

In accordance with CEQA Guidelines, project impacts are evaluated to determine whether significant adverse environmental impacts would occur. This analysis will focus on the project's potential impacts and provide mitigation measure, if required, to reduce or avoid any potentially significant impacts that are identified. According to Appendix G of the CEQA Guidelines, the proposed project would have a significant impact related to energy, if it would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation (refer to Response 4.6(a)); and/or
- Conflict with or obstruct a State or local plan for renewable energy or energy efficiency (refer to Response 4.6(b)).

CEQA Guidelines Appendix F is an advisory document that assists in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. The analysis on Response 4.6(a) relies on Appendix F of the CEQA Guidelines, which includes the following criteria to determine whether this threshold of significance is met:

- Criterion 1: The project 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 maybe discussed.
- Criterion 2: The effects of the project on local and regional energy supplies and on requirements for additional capacity.
- Criterion 3: The effects of the project on peak and base period demands for electricity and other forms of energy.
- Criterion 4: The degree to which the project complies with existing energy standards.
- Criterion 5: The effects of the project on energy resources.
- Criterion 6: The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

Quantification of the project's energy usage is presented and addresses Criterion 1. The discussion on construction-related energy use focuses on Criteria 2, 4, and 5. The discussion on operational energy use is divided into transportation energy demand and building energy demand. The transportation energy demand analysis discusses Criteria 2, 4, and 6, and the building energy demand analysis discusses Criteria 2, 3, 4, and 5.



**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less Than Significant Impact.**

**PROJECT-RELATED SOURCES OF ENERGY CONSUMPTION**

This analysis focuses on three sources of energy that are relevant to the proposed project: electricity, natural gas, and transportation fuel for vehicle trips and off-road equipment associated with project construction and operations. The analysis of the operational electricity/natural gas usage is based on the California Emissions Estimator Model version 2020.4.0 (CalEEMod) modeling results for the project. The project’s estimated electricity/natural gas consumption is based primarily on CalEEMod’s default settings for Riverside County, and consumption factors provided by the Imperial Irrigation District (IID) and the Southern California Gas Company (SoCalGas), the electricity and natural gas providers for the City and project site. The results of the CalEEMod modeling are included in **Appendix B, Air Quality/Greenhouse Gas/Energy Analysis**. The amount of operational fuel consumption was estimated using the California Air Resources Board’s (CARB) Emission FACtor 2017 (EMFAC2017) computer program which provides projections for typical daily fuel usage in Riverside County, and the project’s annual vehicle miles traveled (VMT) outputs from CalEEMod. The estimated construction fuel consumption is based on the project’s construction equipment list, timing/phasing, and house of duration for construction equipment, as well as vendor, hauling, and construction worker trips.

The project’s estimated energy consumption is summarized in **Table 4-4, Project and Countywide Energy Consumption**. As shown in **Table 4-4**, the project’s energy usage would constitute an approximate 0.0097 percent increase over Riverside County’s typical annual electricity consumption and an approximate 0.0093 percent increase over Riverside County’s typical annual natural gas consumption. The project’s off-road construction equipment diesel fuel consumption, on-road construction fuel consumption, and operational vehicle fuel consumption would increase Riverside County’s consumption by 0.1004 percent, 0.2758 percent, and 0.0378 percent, respectively (**Criterion 1**).

**Table 4-4  
 Project and Countywide Energy Consumption**

Energy Type	Project Annual Energy Consumption <sup>1</sup>	Riverside County Annual Energy Consumption <sup>2</sup>	Percentage Increase Countywide <sup>2</sup>
Electricity Consumption	1,625 MWh	16,767,235 MWh	0.0097%
Natural Gas Consumption	57,705 therms	623,146,364 therms	0.0093%
Fuel Consumption			
• Construction Off-Road Fuel Consumption <sup>3</sup>	37,402 gallons	37,497,434 gallons	0.1004%
• Construction On-Road Fuel Consumption <sup>3</sup>	2,179,512 gallons	985,997,033 gallons	0.2758%
• Operational Automotive Fuel Consumption <sup>3</sup>	365,471 gallons	966,829,242 gallons	0.0378%

Energy Type	Project Annual Energy Consumption <sup>1</sup>	Riverside County Annual Energy Consumption <sup>2</sup>	Percentage Increase Countywide <sup>2</sup>
<p>Notes:</p> <ol style="list-style-type: none"> <li>As modeled in CalEEMod version 2020.4.0.</li> <li>The project increases in electricity and natural gas consumption are compared to the total consumption in Riverside County in 2021. The project increases in construction off-road and on-road fuel consumption are compared with the projected Riverside Countywide off-road fuel consumption and Riverside Countywide on-road fuel consumption in 2023, respectively. The project increase in automotive fuel consumption is compared with the projected Countywide on-road fuel consumption in 2025.                      Riverside County electricity consumption data source: California Energy Commission, <i>Electricity Consumption by County</i>, <a href="http://www.ecdms.energy.ca.gov/elecbycounty.aspx">http://www.ecdms.energy.ca.gov/elecbycounty.aspx</a>, accessed January 12, 2023.                      Riverside County natural gas consumption data source: California Energy Commission, <i>Gas Consumption by County</i>, <a href="http://www.ecdms.energy.ca.gov/gasbycounty.aspx">http://www.ecdms.energy.ca.gov/gasbycounty.aspx</a>, accessed January 12, 2023.</li> <li>Project fuel consumption calculated based on CalEEMod results. Countywide operational fuel consumption, off-road construction equipment diesel fuel consumption, and on-road fuel consumption are from CARB EMFAC2021.</li> </ol> <p>Refer to <a href="#">Appendix B</a> for assumptions used in this analysis.</p>			

**CONSTRUCTION-RELATED ENERGY CONSUMPTION**

During construction, the project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during grading, paving, building construction, and architectural coatings. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that heavy-diesel equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with latest U.S. Environmental Protection Agency (EPA) and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction **(Criterion 4)**.

Substantial reduction in energy inputs for construction materials can be achieved by selecting green building materials composed of recycled materials that require less energy to produce than non-recycled materials.<sup>19</sup> The integration of green building materials can help reduce environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these building industry source material.<sup>20</sup> The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional

<sup>19</sup> California Department of Resources Recycling and Recovery, *Green Building Materials*, <https://www.calrecycle.ca.gov/greenbuilding/materials#Material>, accessed January 12, 2023.

<sup>20</sup> Ibid.

demand for construction materials. As indicated in **Table 4-4**, the project’s off-road fuel consumption and on-road fuel consumption from construction would be approximately 37,402 gallons and 2,179,512 gallons, respectively. The project’s off-road fuel consumption and on-road fuel consumption from construction would increase off-road construction equipment diesel fuel use and on-road vehicle fuel consumption in the County by approximately 0.1004 percent and 0.2758 percent, respectively. As such, construction would have a nominal effect on the local and regional energy supplies (**Criterion 2**). It is noted that construction fuel use is temporary and would cease upon completion of construction activities. There are no unusual project characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State (**Criterion 5**). Therefore, construction fuel consumption would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature. As such, a less than significant impact would occur in this regard.

## OPERATIONAL ENERGY CONSUMPTION

### Transportation Energy Demand

Pursuant to the Federal Energy Policy and Conservation Act of 1975, the National Highway Traffic and Safety Administration is responsible for establishing additional vehicle standards and for revising existing standards. Compliance with Federal fuel economy standards is not determined for each individual vehicle model. Rather, compliance is determined based on each manufacturer’s average fuel economy for the portion of their vehicles produced for sale in the United States. **Table 4-4** provides an estimate of the daily fuel consumed by vehicle traveling to and from the project site. Based on project’s Traffic Scoping Agreement, the proposed project would generate approximately 1,944 daily trips. As indicated in **Table 4-4**, project operational daily trips are estimated to consume approximately 365,471 gallons of fuel per year, which would increase the County’s automotive fuel consumption by 0.0378 percent. The project does not propose any unusual features that would result in excessive long-term operational fuel consumption (**Criterion 2**).

The key drivers of transportation-related fuel consumption are job locations/commuting distance and many personal choices on when and where to drive for various purposes. Those factors are outside of the scope of the design of the proposed project. However, the project would locate within 0.13 mile of a bus stop, which would promote alternative mode of transportation. Additionally, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway<sup>21</sup> within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development (**Criterion 4** and **Criterion 6**).

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<sup>21</sup> Raceway is the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage.

Therefore, fuel consumption associated with vehicle trips generated by the project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. A less than significant impact would occur in this regard.

**Building Energy Demand**

The CEC developed 2020 to 2035 forecasts for energy consumption and peak demand in support of the 2021 IEPR for each of the major electricity and natural gas planning areas and the State based on the economic and demographic growth projections.<sup>22</sup> CEC forecasts that the Statewide annual average growth rates of energy demand between 2021 and 2030 would be 1.3 percent to 2.3 percent for electricity and less than 0.1 percent to 0.8 percent increase for natural gas.<sup>23</sup> As shown in **Table 4-4**, operational energy consumption of the project would represent approximately 0.0097 percent increase in electricity consumption and 0.0093 percent increase in natural gas consumption over the current Countywide usage, which would be significantly below CEC’s forecasts and the current Countywide usage. Therefore, the project would be consistent with the CEC’s energy consumption forecasts. As such, the project would not require additional energy capacity or supplies (**Criterion 2**). Additionally, the proposed project would be a residential development and the energy consumption would peak in the evening, similar to other residential developments. As a result, the project would not result in unique or more intensive peak or base period electricity demand (**Criterion 3**).

The proposed residential building would be required to comply with 2022 Title 24 Building Energy Efficiency Standards, which would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. Implementation of the 2022 Title 24 standards significantly reduces energy usage. The Title 24 Building Energy Efficiency Standards are updated every three years and become more stringent between each update, as such, complying with the latest 2022 Title 24 standards would make the proposed project energy efficient. In addition, the project would use energy efficient appliances and install solar-ready roof (**Criterion 4**).

Furthermore, the electricity provider, IID, is subject to California’s Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 to 60 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat. The increase in reliance of such energy resources further ensures that new development projects will not result in the waste of the finite energy resources (**Criterion 5**).

<sup>22</sup> California Energy Commission, *Final 2021 Integrated Energy Policy Report Volume IV California Energy Demand Forecast*, February 2022. Annual average growth rates of electricity demand and natural gas per capita demand are shown in Figure 10 and Figure 14, respectively.

<sup>23</sup> Ibid.

Therefore, the project would not cause wasteful, inefficient, and unnecessary consumption of building energy during project operation, or preempt future energy development or future energy conservation. A less than significant impact would occur in this regard.

**Mitigation Measures:** None required.

**B) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

**Less Than Significant Impact.** The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with 2022 Title 24 standards and 2022 CALGreen Code would ensure the project incorporates energy-efficient building design that would also be consistent with applicable energy policies identified in the General Plan, including Policies 2.3, 2.5, and 2.6, refers to **Table 4-5, Consistency with General Plan**. Additionally, the project would utilize electricity provided by IID. Per SB 100, IID would achieve at least 60 percent renewable energy by 2030. Therefore, the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency and impacts will be less than significant.

**Table 4-5  
 Consistency with the General Plan**

Goals/Policies	Project Consistency Analysis
General Plan	
Sustainability and Natural Environment Element  Goal 2. Energy. An energy efficient community that relies primarily on renewable and non-polluting energy sources.  Policies 2.1 Community development-subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east-west access, minimizing western sun exposure, to maximize energy efficiency.  2.3 Alternative energy. Promote the incorporation of alternative energy generation (e.g., solar, wind, biomass) in public and private development.  2.5 Construction standards. Consider and evaluate new construction practices and standards that increase building energy efficiency.  2.6 Energy performance targets – new construction. Require new construction to exceed Title 24 efficiency standards by 15 percent and incorporate solar photovoltaics.	Consistent. Policy 2.1 requires that homes be oriented along an east-west access to minimize western sun exposure and maximize energy efficiency. The project accomplishes the intent of Policy 2.1 by having the majority of the streets in an east-west orientation. Due to the nature of circulation design, all east-west orientation is not feasible; additionally, offering home size and configuration options are a preferred attribute to residential neighborhoods in order to accommodate various household needs. Homes that are most exposed to western sun and are in the opposite configuration than what is suggested in Figure 7-1 of the Sustainability-Natural Environment section of the General Plan, are minimized by design, and provide energy efficiency measures including limited window openings on the western elevation, acceptable roof orientations for solar access, and simple roof design conducive to photovoltaic installations. The project layout (site plan) is consistent the Development Standard for new neighborhood streets and lot layouts so at least 80 percent of new homes are oriented with the primary building axis within 20 degrees of an east-west orientation. Per the site plan, east/west access streets are longer than north/south access streets and do not exceed 15% axis. The homes on north/south access streets are oriented less than the 15% axis and are orientated with depth. The project will comply with the most current Title 24 requirements, consistent with Policy 2.2, which include solar and other energy efficiency measures. Along with the requirements of Title 24 and the minimal western exposure, the Sevilla II neighborhoods is consistent with the intent of Goal 2 and Policies 2.1 and 2.2, 2.3, 2.5 and 2.6.

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Sevilla II Tentative Tract Map No. 38557  
TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06  
Initial Study & Mitigated Negative Declaration

Goals/Policies	Project Consistency Analysis
	<p>The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with Title 24 and CALGreen standards would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. The project would install solar-ready roof and use energy efficient appliances. Additionally, the project would install low-flow fixtures, water-efficiency irrigation, and draught tolerant landscape. Furthermore, the 2022 Title 24 would achieve an increased reduction in energy usage more than 15 percent compared to 2016 Title 24, when the General Plan was adopted. As such, the project would be consistent with the goal and policies of the General Plan.</p>
<p>Source: City of Coachella, <i>General Plan</i>, adopted April 22, 2015.</p>	

**Mitigation Measures:** None required.

**4.7 Geology and Soils**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS:</b>				
<i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water 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"/>

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Geotechnical Report was prepared for the project by Leighton and Associates, Inc. in December 2021; refer to **Appendix F, Geotechnical Report**.

**Discussion**

The project site is generally flat, with elevations ranging from approximately 48 to 40 feet below mean sea level. A site visit and geotechnical testing was performed on November 9, 2021, which consisted of six hollow-stem auger borings performed at various locations on the project site. Bulk samples and ring samples were collected from the borings for lab testing. The native soil throughout the site primarily consists of medium density fine- to medium-grained silty sand with scattered silt and clay laminations. Artificial fill materials were encountered throughout the majority of the site, which is mostly loose silty sand that may be compressible in their current state. Groundwater was encountered in three borings at a depth of approximately 42 feet below ground surface. Historically, groundwater has been measured as high as 44 feet below ground surface at a nearby well, and in 2006 groundwater was encountered on the project site at a depth of 28 feet below ground surface.

***a.i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake 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.***

**Less Than Significant Impact.** Seismically-induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake’s seismic waves. Ground rupture is most likely along active faults, and typically occurs during earthquakes of magnitude five or higher. Ground rupture only affects the area immediately adjacent to a fault.

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act’s main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as Alquist-Priolo (AP) Earthquake Fault Zones, around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). According to the applicable



Earthquake Hazards Zones map for the project site, the project site is not located within or adjacent to any fault, nor is it included in any Alquist-Priolo Earthquake Fault Zones.<sup>24</sup> The nearest earthquake fault is the San Andreas Fault (Coachella Section), which runs approximately 5-miles east of the site.<sup>25</sup> Fault rupture is not expected on the project site because it does not occur on the San Andreas Fault, or any other known faults. Therefore, project implementation would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault. Impacts would be less than significant.

**Mitigation Measures:** None required.

***a.ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?***

**Less Than Significant Impact.** The geologic structure of the entire southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The project site is located in a seismically active region where earthquakes originating on local and regional faults can produce strong groundshaking.

Based on the Geotechnical Report, strong ground shaking can be expected at the site during moderate to severe earthquakes within the region. Intensity of ground shaking at a given location depends primarily upon earthquake magnitude, site distance from the source, and site response (soil type) characteristics. Based on these factors, it was determined in the Geotechnical Report that the Peak Horizontal Ground Acceleration is 0.82g and the site-modified Peak Horizontal ground Acceleration is 0.91g.

While the potential for strong seismic ground shaking cannot be eliminated, adherence to California Building Code (CBC) design requirements and other applicable standards and practices of earthquake resistant construction, as required by the California Building Permit process, would reduce such risk to the extent feasible.<sup>26</sup> Buildings proposed for the site would be required to be constructed in accordance with the most recent edition of the CBC to provide collapse-resistant design. Therefore, the project would have a less than significant impact with respect to seismic ground shaking.

**Mitigation Measures:** None required.

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<sup>24</sup> California Department of Conservation – EQ Zapp: California Hazards Zone Application, <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>, accessed October 10, 2022.

<sup>25</sup> U.S. Geological Survey Interactive Fault Map website, <https://www.usgs.gov/programs/earthquake-hazards/faults>, accessed 10-11-22.

<sup>26</sup> California Building Code, 2019, California Code of Regulations, Title 24, Part 2.

***a.iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?***

**Less Than Significant Impact.** Soil liquefaction occurs when loose, saturated sandy soil deposits lose internal strength and transform from a solid to a liquefied state due to reduced stresses within the soils mass. This phenomenon is most often induced by strong ground shaking associated with earthquakes. Generally, liquefaction can occur if all of the following conditions apply: liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking.

According to the Geotechnical Report, the project site is located within a highly liquefiable zone. However, due to the depth of highly liquefiable layers and relatively uniform subsurface alluvium, and with compliance to the CBC, impacts due to liquefaction would be less than significant.

**Mitigation Measures:** None required.

***a.iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?***

**No Impact.** The project site is located on the Coachella Valley floor. The site vicinity is located in an area that has relatively flat terrain, without significant slopes located on or near the site. Therefore, the potential for landslide would be negligible and there would be no impacts in this regard.

**Mitigation Measures:** None required.

***b) Would the project result in substantial soil erosion or the loss of topsoil?***

**Less than Significant Impact.** Development of the project is anticipated to involve grading and ground disturbance during construction activities. There is the potential for these activities to expose soils and increase the potential for soil erosion from wind or stormwater runoff. Pursuant to the CBC, the project applicant must prepare an Interim Erosion and Sediment Control Plan. The project is required to comply with the National Pollutant Discharge Elimination System (NPDES), and because the project would disturb a soil area of one (1) or more acres, the project is required to obtain and comply with the State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002 waste discharge requirements (WDRS) for discharges of storm water runoff associated with construction activity.<sup>27</sup> The project is also required to include preparation of a Storm Water Pollution Prevention Plan (SWPPP) that recommends appropriate Best Management Practices (BMPs) to control erosion and sediment. Compliance with the

<sup>27</sup> State Water Resources Control Board Order No. 2009-0009-DWQ (2013), [https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2009/wqo/wqo2009\\_0009\\_dwq.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2009/wqo/wqo2009_0009_dwq.pdf), accessed November 11, 2022

requirements of the CBC, as well as NPDES requirements for erosion control, grading, and soil remediation, would ensure that impacts related to soil erosion are reduced to less than significant.

**Mitigation Measures:** None required.

- c) *Would the project 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?***

**Less Than Significant with Mitigation Incorporated.** Surface soils of the project site consists of relatively loose and heterogeneous artificial fill and topsoil, which are potentially compressible in their present state. Mitigation Measure GEO-1 requires all excavation and grading to be implemented in accordance with the Geotechnical Report. This includes the presence of a qualified geotechnical consultant, who would supervise earthwork and ensure that potentially compressible soils are removed and re-compacted during grading and excavation, in accordance with the specifications outlined in the report. The site is not susceptible to on- or off-site landslides, as discussed above with respect to landslides. Further, the site is not situated on a known fault zone nor is the site at substantial risk for liquefaction. As discussed above, with incorporation of Mitigation Measure GEO-1, impacts related to unstable soils would be reduced to less than significant levels.

**Mitigation Measures:**

**GEO-1 Geotechnical Design.** Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the *Geotechnical Exploration, Proposed Residential Development – Sevilla 2*, prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the *Geotechnical Exploration*. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the *Geotechnical Exploration*.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

**Less Than Significant Impact.** Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. The expansion potential of any particular expansive soil is determined by the percentage of clay and the type of clay in the soil. Expansive near-surface soil is subject to high volume changes during seasonal fluctuations in moisture content, which can cause cracking of shallow foundations, floor slabs, concrete flatwork, and pavements. As described in the Geotechnical Report, preliminary

laboratory results and field observations indicate that the site's earth materials possess a very low expansion potential. Thus, impacts related to expansive soils would be less than significant.

**Mitigation Measures:** None required.

*e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

**No Impact.** Historically, the site has supported agricultural uses and it is located in an area served by existing wastewater infrastructure. The project's wastewater demand would be accommodated by connections to the City's existing wastewater treatment system and septic tanks are not proposed by the project. Therefore, the project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

**Mitigation Measures:** None required.

*f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less than Significant Impact with Mitigation Incorporated.** Paleontological resources are the fossilized remains of prehistoric animals and plants, created more than 12,000 years ago in the Pleistocene era. Fossils are usually buried resources, and often cannot be identified on the surface. The eastern portion of the City is in a high sensitivity area for paleontological resources, due to the presence of the Palm Springs Formation and ancient Lake Cahuilla. The sandstones and siltstones of the Palm Springs Formation have high potential for containing non-renewable paleontological resources. The lakeshore and lakebed of Lake Cahuilla have yielded resources associated with the repeated stands of the ancient lake. These resources have included snails and bivalves, and some small mammal bones. The project site is located in an area of undetermined sensitivity for paleontological resources, according to the City's General Plan. To protect potential paleontological resources uncovered at the site, implementation of Mitigation Measure GEO-2 will ensure impacts to paleontological resources are less than significant.

**Mitigation Measures:**

**GEO-2: Paleontological Monitoring.** The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to

allow for removal of abundant or large specimens. The following shall also be included as part of this mitigation measure:

- Samples of sediments should be collected and processed to recover small fossil remains.
- Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future.
- A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.

#### 4.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS:</b>				
<i>Would the project:</i>				
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"/>

This section is based on the CalEEMod Air Quality, Greenhouse Gas, and Energy outputs prepared by Michael Baker International on January 24, 2023; refer to **Appendix B, Air Quality/Greenhouse Gas/Energy Analysis**.

#### Discussion

#### GLOBAL CLIMATE CHANGE

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 369.2 million tons of carbon dioxide (CO<sub>2</sub>) per year.<sup>28</sup> Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH<sub>4</sub>) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth’s ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO<sub>2</sub>, CH<sub>4</sub>, and nitrous oxide (N<sub>2</sub>O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO<sub>2</sub> concentrations ranged from 180 to 300 parts per million (ppm). For the period from approximately 1750 to the present, global CO<sub>2</sub> concentrations increased from a pre-industrialization period concentration of 280 to 379 ppm in 2005, with the 2005 value far

<sup>28</sup> California Environmental Protection Agency, *California Greenhouse Gas Emissions for 2000 to 2020*, [https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020\\_ghg\\_inventory\\_trends.pdf](https://ww2.arb.ca.gov/sites/default/files/classic/cc/inventory/2000-2020_ghg_inventory_trends.pdf), accessed January 4, 2023.

exceeding the upper end of the pre-industrial period range. As of January 2023, the highest monthly average concentration of CO<sub>2</sub> in the atmosphere was recorded at 420 ppm.<sup>29</sup>

The Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 ppm carbon dioxide equivalent (CO<sub>2</sub>e)<sup>30</sup> concentration is required to keep global mean warming below 2 degrees Celsius (°C), which in turn is assumed to be necessary to avoid dangerous climate change.

**REGULATORY FRAMEWORK**

Various Statewide and local initiatives to reduce the State’s contribution to GHG emissions have raised awareness that, even though the various contributors to and consequences of global climate change are not yet fully understood, global climate change is under way, and there is a real potential for severe adverse environmental, social, and economic effects in the long term. Every nation emits GHGs and as a result makes an incremental cumulative contribution to global climate change; therefore, global cooperation is necessary to reduce the rate of GHG emissions enough to slow or stop the human-caused increase in average global temperatures and associated changes in climatic conditions.

**State**

Assembly Bill 32 (California Global Warming Solutions Act of 2006)

California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500-38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on Statewide GHG emissions. AB 32 requires that Statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 specifies that regulations adopted in response to AB 1493 (Pavley Bill) should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then the California Air Resources Board (CARB) should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

Senate Bill 375

Senate Bill (SB) 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocations. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable communities’ strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, is required to provide each affected region with GHG reduction targets emitted by passenger cars

<sup>29</sup> Scripps Institution of Oceanography, *Carbon Dioxide Concentration at Mauna Loa Observatory*, <https://scripps.ucsd.edu/programs/keelingcurve/>, accessed January 4, 2023.

<sup>30</sup> Carbon Dioxide Equivalent (CO<sub>2</sub>e) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

and light trucks in the region for the years 2020 and 2035. These reduction targets are to be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO’s SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects may not be eligible for funding.

Executive Order S-3-05

Executive Order S-3-05 set forth a series of target dates by which Statewide emissions of GHGs would be progressively reduced, as follows:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

The Executive Order directed the California Environmental Protection Agency (Cal/EPA) Secretary to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The Secretary is required to submit biannual reports to the Governor and California Legislature describing the progress made toward the emissions targets, the impacts of global climate change on California’s resources, and mitigation and adaptation plans to combat these impacts. To comply with Executive Order S-3-05, the Cal/EPA Secretary created the California Climate Action Team, made up of members from various State agencies and commissions. The Climate Action Team released its first report in March 2006, which proposed to achieve the targets by building on the voluntary actions of California businesses, local governments, and communities and through State incentive and regulatory programs.

Title 24, Part 6

The California Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6 of the California Code of Regulations (CCR) and commonly referred to as “Title 24,” were established in 1978 in response to a legislative mandate to reduce California’s energy consumption. Part 6 of Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2022 Title 24 standards was adopted in August 2021. The 2022 Title 24 standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, would be required to comply with the 2022 Title 24.

Title 24, Part 11

The California Green Building Standards Code (CCR Title 24, Part 11), commonly referred to as CALGreen, is a Statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. CALGreen also provides voluntary tiers and measures that local governments may adopt that



encourage or require additional measures in five green building topical areas. The current version of the CALGreen Code went into effect on January 1, 2020. It should be acknowledged that buildings whose permit applications are applied for on or after January 1, 2023, would be required to comply with the 2022 CALGreen Code.

Senate Bill 32

Signed into law on September 2016, SB 32 codifies the 2030 GHG reduction target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). SB 32 authorizes CARB to adopt an interim GHG emissions level target to be achieved by 2030. CARB also must adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions.

CARB Scoping Plan

On December 11, 2008, CARB adopted its *Climate Change Scoping Plan* (Scoping Plan), which functions as a roadmap to achieve GHG reductions in California required by AB 32 through subsequently enacted regulations. The Scoping Plan contains the main strategies California will implement to reduce CO<sub>2</sub>e emissions by 174 million metric tons (MT), or approximately 30 percent, from the State’s projected 2020 emissions levels of 596 million MTCO<sub>2</sub>e under a business as usual (BAU)<sup>31</sup> scenario. This is a reduction of 42 million MTCO<sub>2</sub>e, or almost ten percent, from 2002 to 2004 average emissions, and requires the reductions in the face of population and economic growth through 2020. The Scoping Plan calculates 2020 BAU emissions as the emissions that would be expected to occur in the absence of any GHG reduction measures. The 2020 BAU emissions estimate was derived by projecting emissions from a past baseline year using growth factors specific to each of the different economic sectors (e.g., transportation, electrical power, industrial, commercial, and residential). CARB used three-year average emissions, by sector, from 2002 to 2004 to forecast emissions to 2020. The measures described in the Scoping Plan are intended to reduce projected 2020 BAU emissions to 1990 levels, as required by AB 32.

AB 32 requires CARB to update the Scoping Plan at least once every five years. CARB adopted the first major update to the Scoping Plan on May 22, 2014. The 2014 Scoping Plan summarizes recent science related to climate change, including anticipated impacts to California and the levels of GHG reduction necessary to likely avoid risking irreparable damage. It identifies the actions California has already taken to reduce GHG emissions and focuses on areas where further reductions could be achieved to help meet the 2020 target established by AB 32. The 2014 Scoping Plan also looks beyond 2020 toward the 2050 goal, established in Executive Order S-3-05, and observes that “a mid-term statewide emission limit will ensure that the State stays on course to meet our long-term goal.” The 2014 Scoping Plan did not establish or propose any

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<sup>31</sup> “Business as Usual” refers to emissions that would be expected to occur in the absence of GHG reductions; refer to <http://www.arb.ca.gov/cc/inventory/data/bau.htm>. Note that there is significant controversy as to what BAU means. In determining the GHG 2020 limit, CARB used the above as the “definition.” It is broad enough to allow for design features to be counted as reductions.

specific post-2020 goals, but identified such goals adopted by other governments or recommended by various scientific and policy organizations.

On January 20, 2017, CARB released the proposed Second Update to the Scoping Plan, which identifies the State’s post-2020 reduction strategy. The Second Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The 2017 Scoping Plan Update establishes a new Statewide emissions limit of 260 million MTCO<sub>2</sub>e for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030.

On December 15, 2022, CARB released the *2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), which identifies the strategies achieving carbon neutrality by 2045 or earlier. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The 2022 Scoping Plan was developed to achieve carbon neutrality by 2045 through a substantial reduction in fossil fuel dependence, while at the same time increasing deployment of efficient non-combustion technologies and distribution of clean energy. The plan would also reduce emissions of short-lived climate pollutants (SLCPs) and would include mechanical CO<sub>2</sub> capture and sequestration actions, as well as emissions and sequestration from natural and working lands and nature-based strategies. Under 2022 Scoping Plan, by 2045, California aims to cut GHG emissions by 85 percent below 1990 levels, reduce smog-forming air pollution by 71 percent, reduce the demand for liquid petroleum by 94 percent compared to current usage, improve health and welfare, and create millions of new jobs. This plan also builds upon current and previous environmental justice efforts to integrate environmental justice directly into the plan, to ensure that all communities can reap the benefits of this transformational plan.

**Regional**

Southern California Association of Governments 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy

On September 3, 2020, the Regional Council of SCAG formally adopted *The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments – Connect SoCal* (2020–2045 RTP/SCS). The SCS portion of the 2020-2045 RTP/SCS highlights strategies for the region to reach the regional target of reducing GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels). Specially, these strategies are:

- Focus growth near destinations and mobility options;
- Promote diverse housing choices;
- Leverage technology innovations;
- Support implementation of sustainability policies; and
- Promote a green region.

Furthermore, the 2020-2045 RTP/SCS discusses a variety of land use tools to help achieve the state-mandated reductions in GHG emissions through reduced per capita vehicle miles traveled

(VMT). Some of these tools include center focused placemaking, focusing on priority growth areas, job centers, transit priority areas, as well as high quality transit areas and green regions.

## Local

### City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City's vision of growth for the next 80 to 100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan identifies the goals, policies and actions that will enable the City to achieve this vision. The following goals and policies are applicable to the project.

### **Sustainability and Natural Environment Element**

**Goal 1. Climate Change. A resilient community that is prepared for the health and safety impacts of and minimizes the risks of climate change.**

Policies:

**1.2GHG reductions.** Promote land use and development patterns that reduce the community's dependence on and length of automobile trips.

**Goal 4. Green Building. Community building stock (both new construction and renovations) that demonstrates high environmental performance through green design.**

Policies:

**4.4Reducing GHG emissions.** In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.

### City of Coachella Climate Action Plan

The City of Coachella adopted its Climate Action Plan (CAP) on April 22, 2015. Coachella has prepared the CAP in conjunction with the General Plan as a roadmap for achieving community-wide GHG emissions reductions. Coachella's CAP is a proactive step toward addressing the climate challenge to protect our children and grandchildren before climate change becomes irreversible. The Coachella CAP is an implementation tool of the General Plan to guide development in the City by focusing on attaining the goals and policies of the General Plan. The CAP proposes to reach 4.2 MTCO<sub>2</sub>e per service population per year target by 2035.

## **THRESHOLD OF SIGNIFICANCE**

Amendments to CEQA Guidelines Section 15064.4 were adopted to assist lead agencies in determining the significance of the impacts of GHG emissions and gives lead agencies the discretion to determine whether to assess those emissions quantitatively or qualitatively. This

section recommends certain factors to be considered in the determination of significance (i.e., the extent to which a project may increase or reduce GHG emissions compared to the existing environment; whether the project exceeds an applicable significance threshold; and the extent to which the project complies with regulations or requirements adopted to implement a plan for the reduction or mitigation of GHGs). The amendments do not establish a threshold of significance; rather, lead agencies are granted discretion to establish significance thresholds for their respective jurisdictions, including looking to thresholds developed by other public agencies or suggested by other experts, such as the California Air Pollution Control Officers Association (CAPCOA), so long as any threshold chosen is supported by substantial evidence (CEQA Guidelines Section 15064.7(c)). The California Natural Resources Agency has also clarified that the CEQA Guidelines amendments focus on the effects of GHG emissions as cumulative impacts, and therefore GHG emissions should be analyzed in the content of CEQA’s requirements for cumulative impact analyses (CEQA Guidelines Section 15064(h)(3)).<sup>32,33</sup> A project’s incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements to avoid or substantially lessen the cumulative problem within the geographic area of the project.<sup>34</sup>

In 2008, the SCAQMD developed and recommended two types of GHG thresholds: (1) separate numerical thresholds for residential projects (3,500 MTCO<sub>2e</sub>), commercial projects (1,400 MTCO<sub>2e</sub>), and Mixed-Use projects (3,000 MTCO<sub>2e</sub>); or (2) a singular numerical threshold for all non-industrial projects (3,000 MTCO<sub>2e</sub>). SCAQMD's GHG Working Group consensus “clearly states that it is at the lead agency's discretion to apply the appropriate threshold to the project for CEQA review. In other words, SCAQMD's recommendation is that the lead agency will need to decide which threshold is most appropriate.” These SCAQMD thresholds were developed using substantial evidence by the SCAQMD GHG Working Group—a group of various resource agencies, cities, counties, utilities, and environmental groups—with the objective of capturing 90 percent of GHG emissions from larger projects above the screening threshold and allowing smaller projects to be implemented without further investigation of possible mitigative elements. Additionally, the long-term goal of Executive Order S-3-05 to reduce statewide GHG emissions to 80 percent below 1990 levels by 2050 formulated the basis of the SCAQMD recommendation, which is also consistent with analysis published by the CAPCOA in its 2008 White Paper on CEQA and Climate Change. The proposed project is a residential project, however for a conservative analysis, the SCAQMD’s proposed threshold of 3,000 MTCO<sub>2e</sub> per year (for non-industrial projects) was used to determine the proposed project’s impacts related to GHG emissions.

Additionally, the CAP proposes a 4.2 MTCO<sub>2e</sub> per service population per year target by 2035. Therefore, this project would use the screening SCAQMD draft threshold of 3,000 MTCO<sub>2e</sub> per

<sup>32</sup> California Natural Resources Agency, *Final Statement of Reasons for Regulatory Action*, pp. 11-13, 14, 16, December 2009, [https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final\\_Statement\\_of\\_Reasons.pdf](https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/Final_Statement_of_Reasons.pdf), accessed January 23, 2023.

<sup>33</sup> State of California Governor’s Office of Planning and Research, *Transmittal of the Governor’s Office of Planning and Research’s Proposed SB97 CEQA Guidelines Amendments to the Natural Resources Agency*, April 13, 2009, <https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C01.pdf>, accessed January 23, 2023.

<sup>34</sup> California Code of Regulations Section 15064(h)(3).

year, as well as the CAP’s per capita emissions target by 2035. The GHG plan consistency analysis for the project is based on the project’s consistency with the 2022 Scoping Plan, 2020-2045 RTP/SCS, and the City’s General Plan.

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Less Than Significant Impact.**

**PROJECT-RELATED SOURCES OF GREENHOUSE GASES**

Project-related GHG emissions include emissions from direct and indirect sources. Project implementation would result in direct and indirect emissions of CO<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub>, and would not result in other GHGs that would facilitate a meaningful analysis. Therefore, this analysis focuses on these three forms of GHG emissions. Direct project-related GHG emissions include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from energy consumption, water demand, and solid waste generation. The California Emissions Estimator Model (CalEEMod), version 2020.4.0, was used to calculate direct and indirect project-related GHG emissions. The project proposes to construct 204 units of single-family residences with open spaces. As a conservative analysis, the emissions from existing use are not deducted from project emissions. **Table 4-6, Estimated Greenhouse Gas Emissions**, presents the estimated CO<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub> emissions associated with the proposed project; refer to **Appendix B, Air Quality/Greenhouse Gas /Energy Analysis** for CalEEMod outputs.

**Table 4-6  
 Estimated Greenhouse Gas Emissions**

Source	CO <sub>2</sub>	CH <sub>4</sub>		N <sub>2</sub> O		Total Metric Tons of CO <sub>2</sub> e <sup>2,3</sup>
	Metric tons/year <sup>1</sup>	Metric tons/year <sup>1</sup>	Metric tons of CO <sub>2</sub> e <sup>1,3</sup>	Metric tons/year <sup>1</sup>	Metric tons of CO <sub>2</sub> e <sup>1,3</sup>	
<b>Direct Emissions</b>						
Construction (amortized over 30 years) <sup>4</sup>	42.88	0.01	0.14	<0.01	1.04	44.05
Area Source	47.53	<0.01	0.10	<0.01	0.24	47.87
Mobile Source	2,095.62	0.13	3.40	0.09	27.60	2,126.53
<i>Total Direct Emissions</i>	<i>2,186.03</i>	<i>0.14</i>	<i>3.64</i>	<i>0.10</i>	<i>28.88</i>	<i>2,218.45</i>
<b>Indirect Emissions</b>						
Energy Consumption	445.00	0.03	0.74	0.01	2.50	448.28
Solid Waste	12.14	0.72	17.90	0.00	0.00	30.08
Water Demand	26.05	0.35	8.80	0.01	2.60	37.39
<i>Total Indirect Emissions</i>	<i>483.19</i>	<i>1.10</i>	<i>27.44</i>	<i>0.02</i>	<i>5.10</i>	<i>515.76</i>
<i>Total Project-Related Emissions<sup>3</sup></i>	<i>2,734.28 MTCO<sub>2</sub>e/year</i>					
<i>SCAQMD draft Threshold for residential development</i>	<i>3,000 MTCO<sub>2</sub>e/year</i>					
<i>Exceed threshold?</i>	<i>No</i>					
<i>Emissions per service population per year<sup>5</sup></i>	<i>3.15 MTCO<sub>2</sub>e/service population/year</i>					
<i>CAP Proposed 2035 Target</i>	<i>4.2 MTCO<sub>2</sub>e/ service population year</i>					

Exceed threshold?	No
<p>Notes:</p> <p>Carbon dioxide equivalent = CO<sub>2</sub>e; metric tons of carbon dioxide equivalent per year = MTCO<sub>2</sub>e per year</p> <ol style="list-style-type: none"> <li>Project emissions were calculated using CalEEMod version 2020.4.0, as recommended by the SCAQMD.</li> <li>Totals may be slightly off due to rounding.</li> <li>Carbon dioxide equivalent values calculated using the U.S. Environmental Protection Agency Website, <i>Greenhouse Gas Equivalencies Calculator</i>, <a href="http://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator">http://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator</a>, accessed January 12, 2023.</li> <li>Total project construction GHG emissions equate to 1,321.61 MTCO<sub>2</sub>e. Value shown is amortized over the lifetime of the project (assumed to be 30 years).</li> <li>Refers to <a href="#">Section III, Air Quality</a>, the project would introduce up to 867 additional residences to the City.</li> </ol> <p>Refer to <a href="#">Appendix B, Air Quality/Greenhouse Gas/Energy Analysis</a>, for detailed model input/output data.</p>	

**Direct Project-Related Sources of Greenhouse Gases**

Construction Emissions. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions.<sup>35</sup> As shown in **Table 4-6**, the proposed project would result in 44.05 MTCO<sub>2</sub>e per year from construction when amortized over 30 years (or a total of 1,321.16 MTCO<sub>2</sub>e in 30 years).

Area Source. Area source emissions were calculated using CalEEMod and project-specific land use data. Project-related area sources include exhaust emissions from landscape maintenance equipment. The project would directly result in 47.87 MTCO<sub>2</sub>e per year from area source emissions; refer to **Table 4-6**.

Mobile Source. Based on information provided by the project applicant, the proposed project would generate approximately 1,944 average daily trips. The project would result in approximately 2,126.53 MTCO<sub>2</sub>e per year of mobile source generated GHG emissions; refer to **Table 4-6**.

**Indirect Project-Related Sources of Greenhouse Gases**

Energy Consumption. Energy consumption emissions were calculated using CalEEMod and project-specific land use data. Imperial Irrigation District (IID) would provide electricity to the project site. The project proposes to install high efficiency lighting and energy efficient appliances. The project would indirectly result in 448.28 MTCO<sub>2</sub>e per year due to energy consumption; refer to **Table 4-6**.

Water Demand. The project would install low-flow water fixtures and utilize water-efficient irrigation systems and draught-tolerant landscaping. Emissions from indirect energy impacts due to water supply would result in 37.39 MTCO<sub>2</sub>e/year; refer to **Table 4-6**.

Solid Waste. Solid waste associated with operations of the proposed project would result in 30.08 MTCO<sub>2</sub>e/year; refer to **Table 4-6**.

**Total Project-Related Sources of Greenhouse Gases**

As shown in **Table 4-6**, the total amount of project-related GHG emissions from direct and indirect sources combined would total 2,734.28 MTCO<sub>2</sub>e per year, which is below the SCAQMD

<sup>35</sup> The project lifetime is based on the standard 30-year assumption of the South Coast Air Quality Management District (South Coast Air Quality Management District, *Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold*, October 2008).

draft thresholds of 3,000 MTCO<sub>2</sub>e per year. Additionally, the project’s emission would be 3.15 MTCO<sub>2</sub>e/service population/year which is below the 2035 CAP 4.2 MTCO<sub>2</sub>e per service population year target. As such, impacts would be less than significant.

**Mitigation Measures:** None required.

***b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

**Less Than Significant Impact.**

**Consistency With Applicable GHG Plans, Policies, Or Regulations**

The GHG plan consistency for the project is based on the project’s consistency with the CARB 2022 Scoping Plan, the SCAG 2020-2045 RTP/SCS, and the City’s CAP. The 2022 Scoping Plan contains the GHG reductions, technology, and clean energy mandated by statutes. The SCAG 2020-2045 RTP/SCS includes strategies for the region to reach the regional target of reducing GHG from transportation sector. The City’s General Plan contains goals and policies that would subsequently reduce GHG emissions within the City.

**Consistency with 2020-2045 RTP/SCS**

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020-2045 RTP/SCS. The 2020-2045 RTP/SCS includes performance goals that were adopted to help focus future investments on the best-performing projects, as well as different strategies to preserve, maintain, and optimize the performance of the existing transportation system. The SCAG 2020-2045 RTP/SCS is forecasted to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by eight percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. Five key SCS strategies are included in the 2020-2045 RTP/SCS to help the region meet its regional VMT and GHG reduction goals, as required by the State. **Table 4-7, Project Consistency with 2020-2045 RTP/SCS** shows the project’s consistency with the five key SCS strategies found within the 2020-2045 RTP/SCS that help the region meet its regional VMT and GHG reduction goals, as required by the State. As shown therein, the proposed project would be consistent with the GHG emission reduction strategies contained in the 2020-2045 RTP/SCS.

**Table 4-7**  
**Project Consistency with 2020-2045 RTP/SCS**

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Focus Growth Near Destinations and Mobility Options		
<ul style="list-style-type: none"> <li>Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations</li> <li>Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets</li> </ul>	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High	Consistent. The project is located approximately 0.13 miles from the nearest bus stops serviced by Sunline. Therefore, the project would focus growth near destinations and mobility options. As such,

City of Coachella  
 Sevilla II Tentative Tract Map No. 38557  
 TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06  
 Initial Study & Mitigated Negative Declaration

Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
<ul style="list-style-type: none"> <li>Plan for growth near transit investments and support implementation of first/last mile strategies</li> <li>Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods</li> <li>Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)</li> <li><b>Identify ways to “right size” parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking)</b></li> </ul>	Quality Transit Areas (HQTAs), Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	the project would be consistent with the reduction strategy.
Promote Diverse Housing Choices		
<ul style="list-style-type: none"> <li>Preserve and rehabilitate affordable housing and prevent displacement</li> <li>Identify funding opportunities for new workforce and affordable housing development</li> <li>Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply</li> <li>Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions</li> </ul>	PGA, Job Centers, HQTAs, NMA, TPAs, Livable Corridors, Green Region, Urban Greening.	Consistent. The project would involve development of a residential development near existing bus stops and existing commercial plaza, which increases housing supply and supports reduction of GHG emissions. As such, the project would be consistent with this reduction strategy.
Leverage Technology Innovations		
<ul style="list-style-type: none"> <li>Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space</li> <li>Improve access to services through technology—such as telework and telemedicine as well as other incentives such as a “mobility wallet,” an app-based system for storing transit and other multi-modal payments</li> <li><b>Identify ways to incorporate “micro-power grids” in communities, for example solar energy, hydrogen fuel cell power storage and power generation</b></li> </ul>	HQTA, TPAs, NMA, Livable Corridors.	Consistent. The project would be a residential development with plenty parking and drop-off spaces. Furthermore, the project would be required to comply with all applicable Title 24 and CALGreen building codes at the time of construction. The project would be electric vehicle capable by including a listed raceway within each dwelling unit to accommodate EV charging stations, A raceway is the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage. Therefore, the project would leverage technology innovations and help the City, County, and State meet its GHG reduction goals. The project would be consistent with this reduction strategy.
Support Implementation of Sustainability Policies		
<ul style="list-style-type: none"> <li>Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions</li> <li>Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations</li> <li>Support local jurisdictions in the establishment of Enhanced</li> </ul>	Center Focused Placemaking, Priority Growth Areas (PGA), Job Centers, High Quality Transit Areas (HQTAs),	Consistent. As previously discussed, the project site is near bus stops serviced by Sunline. Further, the project would comply with sustainable practices included in the 2022 Title 24 standards and CALGreen Code, such as installing low-flow fixtures, water-efficiency irrigation, and drought-



Reduction Strategy	Applicable Land Use Tools	Project Consistency Analysis
Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space <ul style="list-style-type: none"> <li>• Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies</li> <li>• Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region</li> <li>• Continue to support long range planning efforts by local jurisdictions</li> <li>• Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy</li> </ul>	Transit Priority Areas (TPA), Neighborhood Mobility Areas (NMAs), Livable Corridors, Spheres of Influence (SOIs), Green Region, Urban Greening.	tolerant landscaping. Additionally, in compliance with CALGreen Code, all single-family residential units of the project would be EV capable by including a listed raceway within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. Thus, the project would be consistent with this reduction strategy.
Promote a Green Region		
<ul style="list-style-type: none"> <li>• Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards</li> <li>• Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration</li> <li>• Integrate local food production into the regional landscape</li> <li>• Promote more resource efficient development focused on conservation, recycling and reclamation</li> <li>• Preserve, enhance and restore regional wildlife connectivity</li> <li>• Reduce consumption of resource areas, including agricultural land</li> <li>• Identify ways to improve access to public park space</li> </ul>	Green Region, Urban Greening, Greenbelts and Community Separators.	Consistent. The proposed project is in an urbanized area and would therefore not interfere with regional wildlife connectivity or agricultural land. The project would be required to comply with sustainable practices included in 2022 Title 24 standards and CALGreen Code, which would help reduce energy consumption and reduce GHG emissions. Thus, the project would support efficient development that reduces energy consumption and GHG emissions. The project would be consistent with this reduction strategy.
Source: Southern California Association of Governments, <i>Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy</i> , September 3, 2020.		

**Consistency with 2022 Scoping Plan**

The 2022 Scoping Plan identifies reduction measures necessary to achieve the goal of carbon neutrality by 2045 or earlier. Actions that reduce GHG emissions are identified for each AB 32 inventory sector. **Table 4-8, Consistency with the 2022 Scoping Plan: AB 32 Inventory Sectors**, evaluates the project’s consistency with applicable reduction actions and strategies by emission source category to determine how the project would be consistent with or exceed reduction actions and strategies outlined in the 2022 Scoping Plan.

**Table 4-8**  
**Consistency with the 2022 Scoping Plan: AB 32 Inventory Sectors**

Actions and Strategies	Project Consistency Analysis
Smart Growth / Vehicles Miles Traveled (VMT)	
Reduce VMT per capita to 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045.	Consistent. The project is located near existing bus stops serviced by Sunline and an existing commercial plaza. Therefore, the project would focus growth near

Actions and Strategies	Project Consistency Analysis
	destinations and mobility options that would reduce VMT. As such, the project would be consistent with the action.
<b>New Residential and Commercial Buildings</b>	
All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.	Consistent. The project is expected to consist of natural gas heating and/or cooking on-site. The City of Coachella has not adopted an ordinance or program limiting the use of natural gas for on-site cooking and/or heating. However, if adopted, the project would comply with the applicable goals or policies limiting the use of natural gas equipment in the future. Furthermore, the project would install high efficiency lighting and appliances. As such, the project would be consistent with this action.
<b>Non-combustion Methane Emissions</b>	
Divert 75% of organic waste from landfills by 2025.	Consistent. The project would be required to recycle and compost 75 percent of waste per AB 341. As such, the project would be consistent with the action.
Source: California Air Resources Board, 2022 Scoping Plan, November 16, 2022.	

**Consistency with City of Coachella General Plan and Climate Action Plan**

The General Plan is the articulation for the City’s vision of growth for the next 80-100 years with specific steps to guide development toward that vision between now and 2035. Coachella’s CAP is a proactive step toward addressing the climate challenge to protect our children and grandchildren before climate change becomes irreversible. The Coachella CAP is an implementation tool of the General Plan to guide development in the City by focusing on attaining the goals and policies of the General Plan. As shown in **Table 4-9, Consistency with the General Plan**, the proposed project would be consistent with the General Plan to reduce energy consumption and GHG emissions. Additionally, the project’s emissions would be 3.15 MTCO<sub>2</sub>e/service population/year, which is below the CAP 2035 target. According to the CAP, if the operational year per service population emissions is less than or equal to the City’s per service population target, the project is assumed to be compliant with the CAP. As such, the project would be consistent with General Plan and CAP.

**Table 4-9**  
**Consistency with the General Plan**

Goals/Policies	Project Consistency Analysis
General Plan	
Sustainability and Natural Environment Element Goal 1. Climate Change. A resilient community that is prepared for the health and safety impacts of and minimizes the risks of climate change. Policies: 1.2GHG reductions. Promote land use and development patterns that reduce the community’s dependence on and length of automobile trips.	Consistent. The project is a residential development located near existing bus stops serviced by Sunline and existing commercial plaza, which would reduce the <b>community’s dependence and the length of automobile trips</b> . The project would be required to comply with 2022 Title 24 standards and 2022 CALGreen Code. Compliance with Title 24 and CALGreen standards would ensure the project incorporates efficient electric heat pumps, establish electric-ready requirements for new

Goals/Policies	Project Consistency Analysis
<p>Goal 4. Green Building. Community building stock (both new construction and renovations) that demonstrates high environmental performance through green design.</p> <p>Policy: 4.4 Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.</p>	<p>homes, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, as well as water efficient fixtures and electric vehicles charging infrastructure. Further, in compliance with CALGreen Code, all single-family residential units of the project would be electric vehicle (EV) capable by including a listed raceway within each dwelling unit to accommodate EV charging stations. This project design feature would encourage and support the use of EVs within the proposed residential development. These features would enhance the reduction of greenhouse gas emissions. As such, the project would be consistent with the goals and policies of the General Plan.</p>
<p>Source: City of Coachella, <i>General Plan</i>, adopted April 22, 2015.</p>	

**Conclusion**

Consequently, the proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs, including the 2020-2045 RTP/SCS, the 2022 Scoping Plan, and the City’s General Plan and CAP. Impacts would be less than significant in this regard.

**Mitigation Measures:** No mitigation is required.

**4.9 Hazards and Hazardous Materials**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS:</b>				
<i>Would the project:</i>				
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 reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

This section is based on the *Phase I and Phase II Environmental Site Assessment, Proposed Sevilla II Residential Development*, prepared by Leighton and Associates, Inc. on January 21, 2022; refer to **Appendix K, Phase I and II ESA**.

## Discussion

***a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

**Less than Significant Impact.** Residential land uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Future residents may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and quantity used, the routine use of these products would not represent a substantial risk to public health or the environment. Therefore, a less than significant impact would occur.

The construction phase would involve the use of heavy equipment, which uses small amounts of oil and fuels and other potential flammable substances. During construction, equipment would require refueling and minor maintenance on site that could lead to minor fuel and oil spills. The contractor will be required to identify a staging area for storing materials and will be subject to State law relating to the handling, storage and use of hazardous materials during construction. Impacts would be less than significant.

**Mitigation Measures:** None required.

***b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

**Less than Significant Impact With Mitigation Incorporated.** Construction activities associated with the project would involve the use of heavy equipment and various construction materials such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the use and handling of hazardous materials during construction activities and long-term operation of the project would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements.

The Phase I and Phase II ESA found that soils on the project site at depths of 0.5-feet below ground surface contain elevated levels of 4,4'-DDE and DRO (diesel-range organic compounds). The compound 4,4'-DDE is an organochlorine pesticide (OCP) used in agriculture, and exceeded

residential screening criteria in one soil sample in the central portion of the site. To reduce impacts related to the release of 4,4'-DDE into the environment, Mitigation Measure HAZ-1 shall be implemented. Mitigation Measure HAZ-1 requires the excavation of OCP-affected soil identified within the Phase I and Phase II ESA. Confirmation soil samples would also be required to ensure that contaminated soils are thoroughly removed. Based on the Phase I and II ESA, the presence of DRO corresponds with a report of a minor release of diesel fuel that occurred in 2006. The release affected the upper two-feet of soil in a relatively small area. As such, Mitigation Measure HAZ-2 would be implemented, which requires the excavation of DRO-impacted soils, with an area of approximately 10-feet by 10-feet, to a depth of two-feet. Mitigation Measures HAZ-1 and HAZ-2 would reduce impacts associated with the release of 4,4'-DDE and DRO into the environment to less than significant levels.

Operational activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Mitigation Measures HAZ-1 and HAZ-2, impacts would be less than significant.

**Mitigation Measures:**

**HAZ-1 Excavation of OCP-Impacted Soils.** The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.

The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.

**HAZ-2 Excavation of DRO-Impacted Soils.** The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface.

The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.

**c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

**Less Than Significant Impact With Mitigation Incorporated.** The nearest school is Imagine Schools Transitional Kindergarten through 8th Grade Charter School, which is approximately 0.2-mile southwest of the project site and operates through a traditional school year of August through June. During construction activities the routine use of hazardous materials such as paint, solvents, and gasoline would be used on-site. While not in use, such materials are required to be stored on-site per state regulations such as the Occupational Safety and Health Administration (OSHA) Materials Handling and Storage requirements.<sup>36</sup>

As described in Response 4.9(b), above, the Phase I and Phase II ESA found that the project site contains elevated levels of 4,4'-DDE and DRO. During construction, the areas impacted by these potentially hazardous materials must be excavated and removed from the project site, in compliance with Mitigation Measures HAZ-1 and HAZ-2. With implementations of Mitigation measures HAZ-1 and HAZ-2, impacts to schools with regard to hazardous waste would be reduced to less than significant.

Once constructed, the residential development consisting of individual homes may utilize routine residential pest control and pesticide products. However, the project would not result in significant hazardous emissions or handle hazardous materials, substances, or waste that would affect any off-sight land uses including the nearby school.

**Mitigation Measures:** Refer to Mitigation Measures HAZ-1 and HAZ-2.

**d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

**No Impact.** There are no hazardous materials or waste sites located on or within a 1-mile radius of the site; the nearest hazardous waste site is located approximately 1.1 miles east of the project site at 1577 First Street, Coachella. This site was formerly a pesticide and fertilizer business. This site is not included on the California Environmental Protection Agency’s Cortese List Data Resources Database.<sup>37</sup> Thus, the project will not create a significant hazard to the public or environment.

**Mitigation Measures:** None required.

<sup>36</sup> OSHA Materials Handling and Storage, <https://www.osha.gov/sites/default/files/publications/osha2236.pdf>, revised in 2002.

<sup>37</sup> California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed October 3, 2022.

***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 or excessive noise for people residing or working in the project area?***

**No Impact.** The nearest airport is Jacqueline Cochran Regional Airport in Thermal, which is located approximately 4.0 miles southeast of the project site. The project site is located outside the airport influence area boundary.<sup>38</sup> Therefore, the project would not result in a safety hazard or excessive noise for people residing or working at the project site.

**Mitigation Measures:** None required.

***f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

**No Impact.** The City of Coachella is served by Fire Station #79, which is located approximately 1.25 miles from the project site, and Riverside County Sheriff’s Department, located approximately 4.1 miles from the project site. The project site design shall be reviewed for compliance with project specific emergency access, water pressure and similar requirements as a routine aspect of the City’s design review process. In addition, the project does not propose any changes to adjacent roadways that could potentially impair emergency response or evacuation (lane reductions, narrowing, permanent road closures, etc.). Therefore, the project would not interfere with an adopted emergency response or evacuation plan.

**Mitigation Measures:** None required.

***g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?***

**No Impact.** The project site is not located in or near a State Responsibility Area and does not contain lands classified as high or very high fire hazard severity zones.<sup>39</sup> Therefore, the project will not expose people or structures to a significant risk associated with wildfires.

**Mitigation Measures:** None required.

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<sup>38</sup> Riverside County Airport Land Use Commission, Individual Airport Policies and Compatibility Maps – Jacqueline Cochran Regional Airport, amended September 2006.

<sup>39</sup> California Fire, Fire Hazard Severity Zones Map, accessed October 3, 2022.



**4.10 Hydrology and Water Quality**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY:</b>				
<i>Would the project:</i>				
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"/>
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:				
i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

A Preliminary Water Quality Management Plan (WQMP) and Hydrological Report were prepared for the project by Michael Baker International in November 2022; refer to **Appendix G, Preliminary Water Quality Management Plan**, and **Appendix H, Hydrological Report**, respectively. The purpose of a WQMP is to achieve a level of storm water runoff pollution prevention and abatement that would ensure the health of local waterways. The WQMP analyzes the project and prescribes post-construction Best Management Practices (BMPs) for the property to accomplish this goal and to meet local, state, and federal water quality standards.

**Discussion**

**a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

**Less than Significant Impact.** The project involves a development footprint of approximately 39 acres. The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements.

As part of Section 402 of the Clean Water Act, the U.S. EPA has established regulations under the NPDES program to control direct storm water discharges.<sup>40</sup> In California, the SWRCB administers the NPDES permitting program and is responsible for developing NPDES permitting requirements.<sup>41</sup> The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The project site is under the jurisdiction of the Colorado River RWQCB.

**Short-Term Construction Impacts**

Construction activities associated with the proposed residential development would be subject to NPDES requirements. Construction sites with one acre or more of soil disturbance are required to apply for coverage for discharges under the General Construction Permit (CGP) by submitting a Notice of Intent (NOI) for coverage. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction, which would include a site plan showing existing and proposed buildings, lots, roadways, storm water collection and discharge points, drainage patterns across the project, and general topography both before and after construction. The SWPPP must list best management practices (BMPs) to be implemented in order to minimize the impact of storm water runoff and address construction site pollutants. Stormwater BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or

<sup>40</sup> Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. Sections 1251 et seq. (1972).

<sup>41</sup> Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. Sections 1251 et seq. (1972).

reduce the pollution of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks.

Based on the project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention devices at each construction entrance/exit point. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions. Linear sediment barriers are warranted along portions of or the entire construction perimeter to prevent soil and sedimentation erosion impacts. As construction progresses, any on-site proposed storm drain inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system.

**Long-Term Operational Impacts**

Long-term impacts to water quality occur when impacts related to urban runoff increase due to project operations. A reduction of permeable surfaces would be considered a water quality impact, as permeable surfaces allow for rain and runoff to infiltrate into the ground. Infiltration both reduces the amount of flow that is capable of washing off additional pollutants and filter water removing potential pollutants. These changes have the potential to affect long-term water quality. The project involves construction of 204 single-family residences and associated hardscapes. Project implementation would result in a reduction of permeable surfaces, since vacant land would be replaced with residential uses. Thus, the water quality issues of concern would involve urban runoff associated with the new land uses.

With compliance with existing federal, state, and local regulations related to water quality, and implementation of BMPs included in the project construction SWPPP, the project would result in less than significant impacts to water quality resulting from the project. The project would not generate hazardous wastewater that would require any special waste discharge permits. All wastewater associated with the project’s interior plumbing systems would be discharged into the local sewer system for treatment at the regional wastewater treatment plant. Impacts would be less than significant with implementation of required BMPs and design recommendations.

**Mitigation Measures:** None required.

***b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?***

**Less than Significant Impact.** Coachella Water Authority is the primary water supplier for the project area, which is underlain by Coachella Valley groundwater basin. The Coachella Water Authority has established active water conservation, water reuse, and groundwater recharge planning efforts to ensure adequate water availability and system capacity to meet the growing needs of the City of Coachella. These planning efforts include: turf removal programs, smart

irrigation controller installations, toilet rebates, the use of recycled water, and conservation pricing.

The project involves development of 204 residential units, which would result in increased water consumption, placing greater demands on groundwater supplies. However, the project would not substantially decrease groundwater supplies such that it would impede sustainable groundwater management of the basin.

Local groundwater resources are managed under the 2020 City of Coachella Urban Water Management Plan (2020 UWMP). The 2020 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands. In addition, the 2022 Indio Subbasin Water Management Plan Update, prepared by CVWD, documents the adequacy of the groundwater supplies and confirms that planned future development will not impede sustainable groundwater management. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres and would help facilitate groundwater recharge.

Furthermore, the project will implement water conservation measures in accordance with the regulations established by CVWD and the City of Coachella.<sup>42</sup> The project will conserve water through measures that may include efficient plumbing and appliances, efficient irrigation systems, and drought-tolerant planting materials. Therefore, the project is not expected to interfere with groundwater recharge conditions, and impacts on groundwater supplies and recharge are expected to be less than significant.

**Mitigation Measures:** None required.

- c) i) Would the project 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 result in substantial erosion or siltation on- or off-site?***

**Less than Significant Impact.** The project proposes to develop a 204-unit residential community with associated parks and landscaping on a site that is currently fallow agricultural land. Construction and operation of the project would increase the net area of impermeable surfaces on the site. The project would include on-site infiltration in the form of one retention basin to capture stormwater. Adherence to City requirements, including WQMP BMPs, will ensure the project site design will not result in erosion or siltation on- or off-site. The City’s requirements include best management practices for the control of silts and other contaminants in flood waters, which will be applicable to the project. Impacts would be less than significant.

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<sup>42</sup> City of Coachella General Plan Conservation Element. Accessed 10/10/22.  
[https://cityofcoachellageneralplanupdate.weebly.com/uploads/1/2/1/2/12129446/conservation\\_element.pdf](https://cityofcoachellageneralplanupdate.weebly.com/uploads/1/2/1/2/12129446/conservation_element.pdf)

**Mitigation Measures:** None required.

***c.ii) Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?***

**Less than Significant Impact.** The project site gently slopes to the southeast, with elevations ranging from 40 to 48 below mean sea level and contains no rivers or streams. The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant.

**Mitigation Measures:** None required.

***c.iii) Would the project 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 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?***

**Less than Significant Impact.** Although the project would increase the amount of impervious surfaces on site, the project would not alter the source of a stream or river. The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant

**Mitigation Measures:** None required.

***c.iv) Would the project 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 impede or redirect flood flows?***

**Less than Significant Impact.** The project complies with the local and regional groundwater recharge strategies by implementing on-site storm water retention, infiltration and low impact development improvements as part of the site design. Runoff will be retained onsite in the

proposed retention basin, which totals 1.37 acres. As such, the entire volume of storm water runoff generated on-site up to the 100-year event. Impacts would be less than significant.

**Mitigation Measures:** None required.

***d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?***

**Less than Significant Impact.** The project is not located within a FEMA FIRM 100-year floodplain. The project site is designated as Zone X, Area of Minimal Flood Hazard.<sup>43</sup> As previously described, the project site does not contain nor is it located near any streams, rivers or other natural drainage courses. The project site is not located near any large inland bodies of water and is more than 50 miles from the Pacific Ocean, a condition that precludes inundation by tsunami or seiche. As such, the project is designed to provide the proper capture and conveyance, of stormwater flows resulting from the 100-year storm event for the project and existing off-site tributary areas. The proposed retention basin will be the primary method of ensuring that the design volume is captured and infiltrated without causing flooded conditions. Less than significant impacts are anticipated.

**Mitigation Measures:** None required.

***e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?***

**No Impact.** The project has developed a WQMP to address the project's quality and quantity of stormwater runoff and provide BMPs for the construction and operation of the project to ensure compliance with the current General Stormwater Permit. Adherence to the City's standard requirements related to water quality will ensure there will be no impact to a water quality control plan.

**Mitigation Measures:** None required.

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<sup>43</sup> FEMA FIRM, National Flood Layer Viewer. RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 1620 OF 3805. Accessible via: <https://www.fema.gov/flood-maps/national-flood-hazard-layer> Accessed, September 15, 2022.

**4.11 Land Use and Planning**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE AND PLANNING:</b>				
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

**a) *Would the project physically divide an established community?***

**No Impact.** The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.

The project consists of the construction of 204 single-family residential units and associated infrastructure and improvements including roads, landscaping, utilities, and infiltration basins/drainage facilities on a site already planned for residential development. The project site is surrounded by agricultural uses to the north, south, and west, and by residential uses to the east and west.

The project does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. In addition, the project is consistent with the surrounding land uses and would not divide an established community. Therefore, no impact would occur.

**Mitigation Measures:** None required.

**b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?***

**Less Than Significant Impact.** The project site is not located within the boundaries of a specific plan. The project site has a General Plan land use designation of General Neighborhood. This

development application is consistent with the land use designation and would result in providing approximately 7.7 dwelling units per acre.

The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site in order to develop 204 single-family residences. Moreover, the required change of zone does not substantially change the planned residential use of the site and will not cause significant environmental impacts.

The project includes a site design review to ensure compliance with site-specific development standards, as outlined in the Coachella Municipal Code. Following the approval of the above actions, the project would not cause a significant environmental impact due to a conflict with a land use plan, policy or regulation, and a less than significant impact would occur.

**Mitigation Measures:** None required.



**4.12 Mineral Resources**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES:</b>				
<i>Would the project:</i>				
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"/>

**Discussion**

***a) Would the project 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?***

**No Impact.** According to the United States Geological Survey (USGS) Mineral Resources Online Spatial Data maps, there are no known mineral resources, critical minerals, or mine features located on or near the project site.<sup>44</sup> Additionally, the site is not currently being used for extraction of mineral resources, nor is it likely to be used for that purpose in the future. Construction of the proposed residential development would rely on existing local and regional aggregate resources from permitted facilities. The project is not expected to result in a considerable extraction and/or loss of known mineral resources that are considered important to the Coachella Valley Region or residents of California. Therefore, it is anticipated that no impacts related to the loss of availability of known mineral resources would occur.

**Mitigation Measures:** None required.

***b) Would the project 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?***

**No Impact.** The City’s General Plan 2035 Environmental Impact Report identifies the project site to be located within Mineral Resource Zone 1 (MRZ-1). MRZ-1 indicates areas where no

<sup>44</sup> United States Geological Survey Mineral Resources Online Spatial Data. <https://mrddata.usgs.gov/general/map-us.html>. Accessed September 16, 2022.

significant mineral deposits are present, or areas where mineral deposits are unlikely to exist. The project site has not been identified as a locally-important mineral resource recovery site, and there are no mineral resource recovery sites on or near the project area. Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site, and no impact would occur.

**Mitigation Measures:** None required.

**4.13 Noise**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
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 ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

**FUNDAMENTALS OF NOISE**

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear deemphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately 3 dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between 3 dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of 3 dBA per doubling of distance. Soft surfaces, such as uneven or

vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuate constantly over time. One such metric, the equivalent sound level ( $L_{eq}$ ), represents a constant sound that, over the specified period, has the same sound energy as the time-varying sound. Noise exposure over a longer period of time is often evaluated based on the Day-Night Sound Level ( $L_{dn}$ ). This is a measure of 24-hour noise levels that incorporates a 10-dBA penalty for sounds occurring between 10 p.m. and 7 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when people are sleeping and there are lower ambient noise conditions. Typical  $L_{dn}$  noise levels for light and medium density residential areas range from 55 dBA to 65 dBA.

Two of the primary factors that reduce levels of environmental sounds are increasing the distance between the sound source to the receiver and having intervening obstacles such as walls, buildings, or terrain features between the sound source and the receiver. Factors that act to increase the loudness of environmental sounds include moving the sound source closer to the receiver, sound enhancements caused by reflections, and focusing caused by various meteorological conditions.

## REGULATORY FRAMEWORK

### State

The State Office of Planning and Research *Noise Element Guidelines* include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The *Noise Element Guidelines* contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the Community Noise Equivalent Level (CNEL). A noise environment of 50 CNEL to 60 CNEL is considered to be “normally acceptable” for residential uses. The Office of Planning and Research recommendations also note that, under certain conditions, more restrictive standards than the maximum levels cited may be appropriate.

### City of Coachella General Plan

The City Council of the City of Coachella approved the General Plan 2035 document (General Plan) on April 22, 2015. The General Plan is the primary legal document to guide long-term growth, development and conservation in the City and Sphere of influence. The General Plan is the articulation for the City’s vision of growth for the next 80-100 years with specific steps to guide development toward that vision between now and 2035. As such, the General Plan Noise Element identifies the goals, policies and actions that will enable the City to achieve this vision. As Coachella continues to grow, traffic levels and traffic-related noise is expected to increase. As demonstrated in the Noise Element, noise levels are forecast to exceed City standards in some

areas if not properly attenuated. The goals and policies below reflect the City’s fundamental responsibility and desire to protect and preserve the health, safety, and welfare of the community from excessive noise, as defined in the City’s Land Use/Noise Compatibility Matrix, shown in Figure 10-1: Coachella Land Use/Noise Compatibility Matrix and in **Table 4-10, Coachella Land Use/Noise Compatibility Matrix**, below.

**Table 4-10**  
**Coachella Land Use/Noise Compatibility Matrix**

Land Use Category		Community Noise Exposure (L <sub>dn</sub> or CNEL, dBA)			
		Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
CATEGORIES	USES				
RESIDENTIAL	Single-Family, Duplex, Multiple Family	50 – 60	60 – 70	70 – 75	75 – 85
RESIDENTIAL	Mobile Homes	50 – 65	60 – 65	65 – 75	75 – 85
COMMERCIAL – Regional, District	Hotel, Motel, Transient Lodging	50 – 65	60 – 70	70 – 80	80 – 85
COMMERCIAL – Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theater	50 – 70	70 – 80	80 – 85	NA
COMMERCIAL INDUSTRIAL	Office Building, Research and Development, Professional Offices, City Office Building	50 – 65	65 – 75	75 – 80	80 – 85
COMMERCIAL – Recreation INSTITUTIONAL – Civic Center	Amphitheaters, Concert Halls, Auditoriums, Meeting Hall	NA	50 – 60	NA	70 – 85
COMMERCIAL – Recreation	<b>Children’s Amusement Park</b> , Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	50 – 65	65 – 75	NA	75 – 85
COMMERCIAL – General, Special INDUSTRIAL, INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	50 – 70	70 – 85	NA	NA
INSTITUTIONAL – General	Hospital, Church, Library, School Classroom	50 – 60	60 – 65	65 – 75	75 -- 85
OPEN SPACE	Parks	50 – 65	65 – 70	70 – 75	75 – 85
OPEN SPACE	Gold Courses, Cemeteries, Nature Centers, Wildlife Reserves, Wildlife Habitat	50 – 70	70 – 75	75 – 85	NA
AGRICULTURE	Agriculture	50 – 85	NA	NA	NA

Land Use Category		Community Noise Exposure (L <sub>dn</sub> or CNEL, dBA)			
		Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
CATEGORIES	USES				
Notes: NA = Not Applicable; L <sub>dn</sub> = Day/Night Average; CNEL = community noise equivalent level; dBA = A-weighted decibels <u>Normally Acceptable</u> - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. <u>Conditionally Acceptable</u> - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. <u>Normally Unacceptable</u> - New Construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. <u>Clearly Unacceptable</u> - New construction or development should generally not be undertaken. * Construction of new residential uses will not be allowed within the 65 dBA CNEL contour for airport noise. Source: City of Coachella, <i>General Plan Noise Element</i> , April 22, 2015.					

The following goals and policies are applicable to the project.

**Goal 1. Land Use Planning and Design. A community where noise compatibility between differing types of land uses is ensured through land use planning and design strategies.**

**Policies**

**1.1 Noise Compatibility.** Use the City’s Land Use/Noise Compatibility Matrix shown in Figure 10-1 (**Table 4-10**) as a guide for planning and development decisions.

**1.2 Noise Analysis and Mitigation.** Require projects involving new development or modification to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range shown in Figure 10-1 (**Table 4-10**). Mitigation measures should focus on architectural features, building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses.

**1.6 Land Use and Community Design.** Except in cases where noise levels are in the clearly incompatible range as shown in the City’s Land Use/Noise Compatibility Matrix Shown in Figure 10-1 (**Table 4-10**), prioritize the building design and character policies in the Land Use and Community Design Element over those in the Noise Element to ensure that new development meets the design vision of the City.

**Goal 2. Stationary Source Noise. A community where excessive noise from stationary sources is minimized.**

**Policies**

**2.1 Noise Ordinance.** Minimize noise conflicts between neighboring properties through enforcement of applicable regulations such as the City’s noise ordinance.

**2.2 Noise Control.** Minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities, night clubs and bars and special events.

**Goal 3. Mobile Source Noise. A community where excessive noise from mobile sources is minimized.**

**Policy**

**3.1 Roadway Noise.** Where roadway noise exceeds the normally compatible range shown in the City’s Land Use/Noise Compatibility Matrix Shown in Figure 10-1 (**Table 4-10**), implement policies listed under Goal 1 to reduce the impacts of roadway noise on noise-sensitive receptors.

**City of Coachella Code of Ordinances**

The City of Coachella Code of Ordinances Chapter 7, *Noise Control*, contains the regulations to control noise in the City.

**7.04.030 – Sound Level Limits as related to fixed noise sources.**

A. Regardless of whether an objective measurement by sound level meter is involved, it shall be unlawful for any person to make, continue, or cause to be made or continued, within the city limits any disturbing excessive or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitive residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the sources point for any purpose. The following ten-minute average sound level limits, unless otherwise specially indicated, shall apply as indicated in **Table 4-11, Sound Level Limits**, below, as it relates to a fixed noise source or leaf blower pursuant to Section 7.04.075.

**Table 4-11**  
**Sound Level Limits**

Zone	Time	Applicable Ten-Minute Average Decibel Limit (A-weighted)
Residential – All zones	6:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 6:00 a.m.	45
Commercial – All zones	6:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 6:00 a.m.	55

Source: City of Coachella, *Code of Ordinances, Title 7 – Noise Control*, June 2, 2022.

B. If the measured ambient noise level exceeds the applicable limit as noted in the table in subsection (A) of this section (**Table 4-11**), the allowable average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation sources are not operating.

C. The sound level limit between two zoning districts shall be measured the higher allowable district.

7.04.070 – *Construction activities*

No person shall perform, nor shall any person be employed, nor shall any person cause any other person to be employed to work for which a building permit required by the city in any work of construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road improvement to realty except between the hours as set forth as follows:

**October 1<sup>st</sup> through April 30<sup>th</sup>**

- Monday – Friday: 6:00 a.m. to 5:30 p.m.
- Saturday: 8:00 a.m. to 5:00 p.m.
- Sunday: 8:00 a.m. to 5:00 p.m.
- Holidays: 8:00 a.m. to 5:00 p.m.

**May 1<sup>st</sup> through September 30<sup>th</sup>**

- Monday – Friday: 5:00 a.m. to 7:00 p.m.
- Saturday: 8:00 a.m. to 5:00 p.m.
- Sunday: 8:00 a.m. to 5:00 p.m.
- Holidays: 8:00 a.m. to 5:00 p.m.

Emergency work and/or unusual conditions may cause work to be permitted with the consent of the city manager, or his or her designee, upon recommendation of the building director or the city engineer.

7.04.075 – *Property maintenance activities*

A. Noise sources associated with property maintenance activities and all portable blowers, lawnmowers, edgers, or similar devices shall be prohibited except during the following hours:

**October 1<sup>st</sup> through April 30<sup>th</sup>**

- Monday – Sunday: 9:00 a.m. to 5:30 p.m.
- Holidays: Not allowed.

**May 1<sup>st</sup> through September 30<sup>th</sup>**

- Monday – Friday: 8:00 a.m. to 5:30 p.m.
- Saturday and Sunday: 9:00 a.m. to 5:30 p.m.
- Holidays: Not allowed.

Notwithstanding the hours of permitted operations, such equipment that constitutes a public nuisance maybe abated as otherwise provided in this Code.

B. No person shall willfully make or continue, or willfully cause to be made or continued, any noise from any portable powered blower at level which exceeds seventy (70) decibels dBA measured at the midpoint of a wall area twenty (20) feet long and ten (10) feet high and at the horizontal distance fifty (50) feet away from the midpoint of the wall, or not



more than seventy-six (76) decibels dBA at a horizontal distance of twenty-four (24) feet using a sound level meter.

C. No portable powered blower shall be operated in a manner which will permit dirt, dust, debris, leaves, grass clippings, cutting, or trimmings from trees or shrubs to be blown or deposited onto neighboring or public right-of-way. All waste shall be removed and disposed of in a sanitary manner by the use of property occupant.

D. Leaf blowers shall not be operated within a horizontal distance of ten (10) feet of any operable window, door, or mechanical air intake opening or duct.

7.04.090 – *Air conditioning, refrigeration and pool equipment.*

The noise standards enumerated in Section 7.04.030 shall be increased by eight dBA when the alleged offensive noise source is an air conditioning or refrigeration system or associated equipment which was installed prior to the effective date of ordinance codified in this chapter. Installation of new equipment must be certified to be within the provisions of this chapter. Installation of new equipment must be certified to be within the provisions of this chapter for night and day operation noise level.

**EXISTING CONDITIONS**

**Stationary Noise Sources**

The project area consists of residential, commercial, and institutional uses. The primary sources of stationary noise in the project vicinity are urban-related activities (i.e., mechanical equipment and parking areas). The noise associated with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

**Mobile Noise Sources**

The majority of the existing noise in the project area is generated from vehicle sources along Van Buren Street.

**NOISE MEASUREMENTS**

Three short-term noise measurements were taken on August 31, 2022, between the hours of 11:00 a.m. and 12:30 p.m. The noise measurement sites were representative of typical existing noise exposure at the nearest sensitive receptors to the project site. Short-term ( $L_{eq}$ ) measurements are considered representative of the noise levels in the project vicinity. As shown in **Table 4-12, Short-Term Noise Measurements**, short-term noise levels during the daytime ranged from 66.2 to 69.1 dBA  $L_{eq}$ .

**Table 4-12**  
**Short-Term Noise Measurements**

Site No.	Location	L <sub>eq</sub> (dBA)	L <sub>min</sub> (dBA)	L <sub>max</sub> (dBA)	Peak (dBA)	Date	Time
NM-1	Northeast corner of the intersection of Van Buren Street and Via Merida.	66.2	40.1	81.5	97.0	8/31/22	11:56 a.m.
NM-2	Northwest corner of the intersection of Avenue 50 and Valle Puerta Del Sol.	69.1	44.5	89.9	105.5	8/31/22	12:14 p.m.
NM-3	Along the sidewalk, across the driveway entrance of the Imagine Schools.	66.5	49.9	57.4	105.0	8/31/22	12:33 p.m.
Notes: L <sub>eq</sub> = Equivalent Sound Level; L <sub>min</sub> = Minimum Noise Level; L <sub>max</sub> = Maximum Noise Level							
Source: Michael Baker International, August 31, 2022; refer to <a href="#">Appendix I</a> .							

Meteorological conditions were clear skies, warm temperatures, with moderate wind (11 miles per hour), and low humidity. The peak noise is the traffic along nearby roadways. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjær Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute for Type I (precision) sound level meters. The results of the field measurements are included in **Appendix I, Noise Data**.

**SENSITIVE RECEPTORS**

Sensitive populations are more susceptible to the effects of noise than are the general population. Land uses considered sensitive by the State of California include schools, playgrounds, athletic facilities, hospitals, rest homes, rehabilitation centers, long-term care and mental care facilities. Generally, a sensitive receptor is identified as a location where human populations (especially children, senior citizens, and sick persons) are present. Land uses less sensitive to noise are business, commercial, and professional developments. Noise receptors categorized as being least sensitive to noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, warehousing, and transit terminals. These types of land use often generate high noise levels. Moderately sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories, and outpatient clinics.

Existing land uses surrounding the project site include residential, commercial, and institutional uses. The nearest sensitive receptors are single-family residences located approximately 80 feet east of the proposed project site.

- 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 ordinance, or applicable standards of other agencies?**

**Less Than Significant Impact.** It is difficult to specify noise levels that are generally acceptable to everyone; noise that is considered a nuisance to one person may be unnoticed by another.

Standards may be based on documented complaints in response to documented noise levels or based on studies of the ability of people to sleep, talk, or work under various noise conditions. However, all such studies recognize that individual responses vary considerably. Standards usually address the needs of the majority of the general population.

**SHORT-TERM NOISE IMPACTS**

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction activities would include the following phases: demolition, grading, building construction, paving, and architectural coating. Depending on market conditions, building construction and associated architectural coating applications would last for up to two years. Ground-borne noise and other types of construction-related noise impacts typically occur during the initial demolition and grading phases. These phases of construction have the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in **Table 4-13, Maximum Noise Levels Generated by Construction Equipment**. It should be noted that the noise levels identified in **Table 4-13** are maximum sound levels ( $L_{max}$ ), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

**Table 4-13**  
**Maximum Noise Levels Generated by Construction Equipment**

Type of Equipment	Acoustical Use Factor <sup>1</sup>	$L_{max}$ at 50 Feet (dBA)	$L_{max}$ at 80 Feet (dBA)
Backhoe	40	78	74
Compressor	40	78	74
Concrete Mixer Truck	40	79	75
Concrete Saw	20	90	86
Crane	16	81	77
Dozer	40	82	78
Dump Truck	40	76	72
Excavator	40	81	77
Flatbed Truck	40	74	70
Forklift	20	75	71
Grader	40	85	81
Loader	40	79	75
Paver	50	77	73
Roller	20	80	76
Scraper	40	85	81

Tractor	40	84	80
Water Truck	40	80	76
Welder	40	74	70
Note: 1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.			
Source: Federal Highway Administration, <i>Roadway Construction Noise Model (FHWA-HEP-05-054)</i> , January 2006.			

Construction noise levels in the project vicinity would fluctuate depending on the particular type, number, and duration of usage for the varying equipment. The effects of construction noise largely depend on the type of construction activities occurring on any given day, noise levels generated by those activities, distances to noise-sensitive receptors, and the existing ambient noise environment in the receptor’s vicinity. Construction generally occurs in several discrete phases, with each phase requiring different equipment with varying noise characteristics. These phases alter the characteristics of the noise environment generated on the proposed project site and in the surrounding community for the duration of the construction process.

Construction noise impacts generally happen when construction activities occur in areas immediately adjoining noise sensitive land uses, during noise sensitive times of the day, or when construction durations last over extended periods of time. The closest sensitive receptors are single-family residences located at approximately 80 feet to the east of the project construction activities. As indicated in **Table 4-13**, typical construction noise levels would range from approximately 70 to 86 dBA at the sensitive receptors. These noise levels could intermittently occur for a few days when construction equipment is operating closest to the residences. The remainder of the time, the construction noise levels would be much less because the equipment would be working in an area farther away from the existing sensitive uses.

As previously discussed, the City does not have established noise standards for construction activities if the construction activities occur within the allowable hours specified by the Municipal Code. Pursuant to Coachella Municipal Code Section 7.04.070, construction activities may only occur between the hours of 6:00 a.m. and 5:30 p.m. Monday through Friday, 8:00 a.m. and 5:00 p.m. on Saturday, Sunday, and holidays from October 1<sup>st</sup> through April 30<sup>th</sup>, and between the hours of 5:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 5:00 p.m. on Saturday, Sunday, and holidays from May 1<sup>st</sup> through September 30<sup>th</sup>. Project construction activities would occur within the allowable hours specified by the Coachella Municipal Code. As such, impacts would be less than significant in this regard.

**LONG-TERM NOISE IMPACTS**

**Mobile Noise**

According to the *Highway Traffic Noise Analysis and Abatement Policy and Guidance*, a doubling of traffic volumes would result in a 3 dB increase in traffic noise levels, which is barely detectable

by the human ear.<sup>45</sup> Based on the project's Traffic Scoping Agreement, the proposed project would generate approximately 1,944 average daily trips. Access to the proposed project site would be provided via an ingress/egress driveway located along Van Buren Street. Based on the 2015 Traffic Count on Van Buren Street and 50<sup>th</sup> Avenue, existing average daily traffic volumes along Van Buren Street in the vicinity of the proposed project is approximately 8,190 vehicles per day.<sup>46</sup> As such, the project's trip generation (approximately 1,944 average daily trips) would not double existing traffic volumes and an increase in traffic noise along local roadways would be imperceptible. Therefore, project-related traffic noise would be less than significant.

### Stationary Noise

The project proposes to construct 204-unit single-family residences. Primary stationary noise sources associated with the project include mechanical equipment, parking lot activities, and outdoor gathering areas.

#### Mechanical Equipment

Heating Ventilation and Air Conditioning (HVAC) units would be installed in the backyards of the proposed single-family residences attached to the building. Typically, mechanical equipment noise is 60 dBA at 20 feet from the source.<sup>47</sup> Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.<sup>48</sup> The nearest sensitive receptors are single-family residential uses located approximately 100 feet to the east of the nearest proposed building backyards. At this distance, potential noise from HVAC units would be approximately 46 dBA. However, noise generated in the backyards would be reduced at off-site uses as the project would construct a concrete masonry unit (CMU) wall surrounding the backyard of each individual unit. As a solid barrier, the CMU wall would provide a reduction of 5 dBA.<sup>49</sup> As such, the noise level to the nearest sensitive receptor would be 41 dBA. Therefore, noise levels from mechanical equipment would not exceed the City's noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Coachella Municipal Code Section 7.04.030; refer to **Table 4-11**. Therefore, the nearest residents would not be directly exposed to substantial noise from on-site mechanical equipment. Impacts in this regard would be less than significant.

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<sup>45</sup> U.S. Department of Transportation, *Highway Traffic Noise Analysis and Abatement Policy and Guidance*, updated August 24, 2017, [https://www.fhwa.dot.gov/Environment/noise/regulations\\_and\\_guidance/polguide/polguide02.cfm](https://www.fhwa.dot.gov/Environment/noise/regulations_and_guidance/polguide/polguide02.cfm), accessed on January 18, 2023.

<sup>46</sup> Coachella Valley Association of Governments, *Coachella Valley Traffic Counts*, <https://www.arcgis.com/apps/View/index.html?appid=fb9489b188e74be3b599afb52741849d>, accessed January 18, 2023.

<sup>47</sup> Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, June 26, 2015.

<sup>48</sup> Cyril M. Harris, *Noise Control in Buildings*, 1994.

<sup>49</sup> U.S. Department of Transportation, *Federal Highway Administration Roadway Construction Noise Model User's Guide*, January 2006.

Parking Lot Activities

The proposed project would provide garage and surface parking spaces for homeowners and visitors. Traffic associated with parking is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. Estimates of the maximum noise levels associated with the parking lot activities attributed to the project are presented in **Table 4-14, Maximum Noise Levels Generated by Parking Lots**.

**Table 4-14**  
**Maximum Noise Levels Generated by Parking Lots**

Noise Source	Maximum Noise Levels at 50 Feet from Source	Maximum Noise Levels at 220 Feet from Source
Automobile, door slamming	61 dBA Leq	48 dBA Leq
Automobile, warming up	36 dBA Leq	23 dBA Leq
Automobile, engine Idling	53 dBA Leq	40 dBA Leq
Notes: dBA = A-weighted Decibels; Leq = Equivalent Sound Level		
Source: Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, <i>Noise Navigator Sound Level Database with Over 1700 Measurement Values</i> , June 26, 2015.		

As shown in **Table 4-14**, parking lot activities can result in noise levels up to 61 dBA at a distance of 50 feet. It is noted that parking lot noise are instantaneous noise levels compared to noise standards in the CNEL scale, which are averaged over time. As a result, actual noise levels over time resulting from parking lot activities would be far lower than what is identified in **Table 4-14**. The proposed project would have intermittent parking lot noise due to the movement of vehicles. The nearest sensitive receptors would be located approximately 220 feet from parking areas associated with units on the eastern portion of the project site. There would be residential building located in between the parking areas and sensitive receptors which would block the line of sight. At this distance, noise levels from parking activities would range from 23 to 48 dBA. Additionally, a CMU wall would separate the proposed project site and the nearest sensitive receptors, which would result in a noise level reduction of at least 5 dBA.<sup>50</sup> Therefore, parking activities noise would be reduced to approximately 18 to 43 dBA at the nearest sensitive receptors. As such, parking lot noise levels would exceed the City’s noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Coachella Municipal Code Section 7.04.030; refer to **Table 4-11**. Additionally, parking lot noise would be partially masked by background noise from traffic along Van Buren Street. Impacts would be less than significant in this regard.

<sup>50</sup> Ibid.

Outdoor Gathering Areas

Each unit would include a backyard that has the potential to be accessed by groups of people intermittently. Noise generated by groups of people (i.e., crowds) is dependent on several factors including vocal effort, impulsiveness, and the random orientation of the crowd members. Crowd noise is estimated at 60 dBA at one meter (3.28 feet) away for raised normal speaking.<sup>51</sup> This noise level would have a +5 dBA adjustment for the impulsiveness of the noise source, and a -3 dBA adjustment for the random orientation of the crowd members.<sup>52</sup> Therefore, crowd noise would be approximately 62 dBA at one meter from the source (i.e., the outdoor amenity gathering area).

The closest sensitive receptors to the east of the project site are located approximately 80 feet from the outdoor amenity gathering area measured from the property line of the receptors. At the distance of 80 feet, crowd noise would be reduced to approximately 33 dBA. Therefore, noise levels from outdoor gathering areas would not exceed the City’s noise standards of 55 dBA during daytime and 45 dBA during nighttime for residential uses as established in Municipal Code Section 7.04.030; refer to **Table 4-11**. As such, the proposed outdoor gathering areas would not generate noise levels that would exceed the City’s noise standards at the closest sensitive receptors. Impacts would be less than significant in this regard.

**Mitigation Measures:** None required.

***b) Generation of excessive groundborne vibration or groundborne noise levels?***

**Less Than Significant Impact.**

**CONSTRUCTION**

Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment.

<sup>51</sup> M.J. Hayne, et al, *Prediction of Crowd Noise*, Acoustics, November 2006.

<sup>52</sup> Ibid.

The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. The Federal Transit Administration (FTA) guidelines are used to evaluate potential impacts related to construction vibration for both potential building damage and human annoyance. The FTA has identified an architectural damage criterion for continuous vibrations of 0.20 inch/second PPV. Further, as the nearest sensitive receptors to project construction are residential uses, the criterion for human annoyance of 0.20 inch/second PPV is utilized. Typical vibration produced by construction equipment is illustrated in **Table 4-15, Typical Vibration Levels for Construction Equipment.**

**Table 4-15**  
**Typical Vibration Levels for Construction Equipment**

Equipment	Approximate peak particle velocity at 25 feet (inches/second)	Approximate peak particle velocity at 120 feet (inches/second)
Loaded Trucks	0.076	0.0072
Large Bulldozers	0.089	0.0085
Small Bulldozer/Tractors	0.002	0.0003
Jackhammer	0.035	0.0033
Vibratory Rollers	0.210	0.0200
Notes: Calculated using the following formula: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$ where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA <i>Transit Noise and Vibration Impact Assessment Guidelines</i> D = the distance from the equipment to the receiver		
Source: Federal Transit Administration, <i>Transit Noise and Vibration Impact Assessment Manual</i> , April 2020.		

The nearest structures to the project site are single-family residential buildings located approximately 120 feet to the east of the project construction activities. Groundborne vibration decreases rapidly with distance. As indicated in **Table 4-15**, based on the FTA data, vibration velocities from typical heavy construction equipment operation would range from 0.0003 to 0.02 inch/second PPV at 120 feet from the source of activity. As such, the construction activities would not be capable of exceeding the 0.20 inch/second PPV significance threshold for vibration to the nearest structures and a less than significant impact would occur in this regard.

**OPERATION**

The project would involve development of single-family residences that would not generate groundborne vibration that could be felt by surrounding uses. The project operation would not involve railroads or substantial heavy truck operations, and therefore would not result in vibration impacts at surrounding uses. Thus, no impact would occur in this regard.

**Mitigation Measures:** None required.



- 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?***

**No Impact.** The nearest airport to the project site is the Jacqueline Cochran Regional Airport, located approximately 3.85 miles to the southeast of the project site. There are no other public airport or private use airport within two miles of the project site. Therefore, no impacts would occur in this regard.

**Mitigation Measures:** None required.

**4.14 Population and Housing**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce substantial unplanned 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

***a) Would the project induce substantial unplanned 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)?***

**Less Than Significant Impact.** The project proposes a net density of approximately 7.7 du/ac which is consistent with the existing General Plan land use designation of General Neighborhood. The project site is zoned GN (General Neighborhood). The proposed project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site to develop 204 single-family residences.

The Department of Finance E-5 Table for 2022 estimates that the total population in Coachella was 42,158 persons with 4.25 persons per household.<sup>53</sup> As the project proposes single-family residential units, this would provide for an estimated population increase of 867 persons. Therefore, the population growth associated with the project would represent an approximate 2.06 percent increase over the City’s estimated 2022 population of 42,158 persons.

The project is consistent with the planned population growth identified in the General Plan and is consistent with the Housing Element of the General Plan. The project site is in an urbanized area and would not require extension of roadway infrastructure. The proposed expansion of underground powerlines from the Jackson Substation is required to serve the project and would not induce substantial unplanned growth. The project would not result in a substantial unplanned population growth in the area and no mitigation is required.

<sup>53</sup> California Department of Finance website, <http://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/> accessed 10/10/22.

**Mitigation Measures:** None required.

***b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

**Less Than Significant Impact.** The proposed 204-unit residential development would be constructed on land that is currently a fallow agricultural site, along with an existing residence and several outbuildings that would be demolished as part of this project. All property owners are voluntarily selling their property and would be compensated for their property. At this time, no evictions are anticipated. It is expected that the few existing residents would have the ability to relocate based on the availability of existing housing stock in the area. Therefore, impacts would be less than significant in this regard and no mitigation is required.

**Mitigation Measures:** None required.

**4.15 Public Services**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES:</b>				
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"/>

**Discussion**

***a) i) 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 fire protection?***

**Less Than Significant Impact.** Fire protection and emergency medical services to the City are provided by the Riverside County Fire Department (RCFD), which provides a full range of fire suppression and emergency medical services to Coachella City residents, businesses, and visitors.<sup>54</sup> The nearest fire station to the project site is Station #79 located at 1377 Sixth Street, which is approximately 1.25 miles southeast of the site. This is within the City’s Goal 7.11 of the

<sup>54</sup> City of Coachella website, <https://www.coachella.org/departments/fire-department>, accessed September 29, 2022.

General Plan Infrastructure and Public Services Element, to provide fire protection services within a 1.5-mile radius from the fire station.<sup>55</sup>

Implementation of the project would increase the demand for fire protection services in the project vicinity. However, the project would be developed in accordance with applicable city, county, and state regulations, codes, and policies pertaining to fire hazard reduction and protection. The project would be designed and constructed within California Building Code standards. Continuous fire access roadways and public hydrants would be provided throughout the project site to allow adequate emergency service. The project applicant would also be required to pay applicable Development Impact Fees to the City of Coachella, per Chapter 4.45 of the Coachella Municipal Code, which funds the provision of adequate fire protection facilities.

In addition, based on the proximity of the project site to existing RCFD facilities and the fact that the project site is already within the RCFD’s service area, the project would not affect response times or service ratios, alter or increase the demand for fire protection services, or require the construction of additional fire facilities. Impacts would be less than significant.

**Mitigation Measures:** None required.

***a.ii) 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 police protection?***

**Less Than Significant Impact.** The City of Coachella Police Department contracts with Riverside County Sheriff’s Department (RCSD) to provide comprehensive law enforcement services. The nearest facility to the project site is the RCSD station located at 86625 Airport Boulevard in Thermal, which is approximately 4.1 miles southeast of the project site. Similar to fire protection services, the project site is already located within the police department’s service area. As discussed in Section 4.14, *Population and Housing*, the population is expected to increase by approximately 867 persons with project implementation. This would lead to a possible increase in police services to the immediate project site and to the surrounding areas but would not require the construction of new or physically altered facilities. In addition, the project applicant would be required to pay applicable Development Impact Fees to the City of Coachella, per the City’s municipal code, which funds the provision of adequate police facilities such as buildings, land, equipment and vehicles. Therefore, impacts would be less than significant.

**Mitigation Measures:** None required.

***a.iii) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or***

<sup>55</sup> City of Coachella, *General Plan Update 2035, Infrastructure and Public Services Element*, adopted April 22, 2015.

***physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?***

**Less Than Significant Impact.** The project site is located within the boundaries of Coachella Valley Unified School District (CVUSD) for public education services.<sup>56</sup> The nearest schools to the site are Coachella Valley High School located at 83-800 Airport Blvd in Thermal, approximately 3.2 miles to the south, Bobby Duke Middle School located at 85-358 Bagdad Avenue, approximately 2.4 miles to the southeast, and Coral Mountain Academy Elementary School located at 51-375 Van Buren Street, approximately 1.0 mile to the south of the project site.

Development of the project would increase the enrollment rate at each of these schools due to the approximate population increase of 867 persons. At the time of writing, CVUSD requires a school facility fee of \$4.08 per square foot for new residential construction, which is deemed legally adequate to avoid impacts to school facilities under the Government Code. The fees collected are dispersed to the school district to offset any potential impacts and are used to fund construction of new facilities or improvement of existing facilities. The project would comply with the CVUSD development fees. Therefore, impacts would be less than significant.

**Mitigation Measures:** None required.

***a.iv) 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 parks?***

**Less Than Significant Impact.** The City maintains eight existing parks totaling 87.7 acres of park space. The largest park is Bagdouma Park, which is approximately 1.9 miles southeast from the project site and accounts for 46 acres of recreational land. The closest City-owned park to the project site is the 29-acre Rancho Las Flores Park, which is located approximately 1.0 mile north of the project site.

Project implementation would increase the City’s population by approximately 867 residents, which would result in increased use of existing parks. However, Coachella Municipal Code Section 16.36.060 requires that three acres of land per each one thousand (1,000) persons residing within a subdivision shall be devoted to neighborhood and community park facilities. Alternatively, the project applicant may pay Development Impact Fees to the City for park and recreational purposes. Since the project proposes 204 dwelling units, this would result in approximately 867 persons in the Sevilla 2 community. As such, 2.9 acres of dedicated park land would be required. The project proposes a 1.0-acre private park within the project site for residents’ use. Since this

<sup>56</sup> Coachella Valley Unified School District, Trustee Area Boundaries, <https://www.cvusd.us/board-of-education/trustee-area-boundaries>, accessed September 29, 2022.

is less than the amount required by the City of Coachella Municipal Code to support the residential development, a fee would be required. This fee would go to the City for the purpose of developing new or rehabilitating or expanding existing park and recreation facilities. With fee payment, the project would not result in substantial adverse physical impacts associated with the provision of park facilities and a less than significant impact would occur.

**Mitigation Measures:** None required.

***a.v) 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 other public facilities?***

**Less Than Significant Impact.** Other public facilities in the project area such as medical/healthcare, production, commercial, retail, residential, etc., would not be adversely impacted by project implementation. As discussed in Response 4.14(a) of **Section 4.14, Population and Housing**, the project would not induce substantial unplanned population growth because it is consistent with the anticipated growth identified in the General Plan. As such, project buildout is expected to only marginally impact other public facilities. No additional public facilities are required for the project to accommodate the additional residents. An increase in demand for the City’s existing facilities would be less than significant.

**Mitigation Measures:** None required.

**4.16 Recreation**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION:</b>				
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"/>

**Discussion**

***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?***

**Less Than Significant Impact.** The City maintains eight existing parks totaling 87.7 acres of park space. The largest park is Bagdouma Park, which is approximately 1.9 miles southeast from the project site and accounts for 46 acres of recreational land. The closest City-owned park to the project site is the 29-acre Rancho Las Flores Park, which is located at 48-400 Van Buren Street, approximately 1.0 mile north of the project site.

The project would include the development of 204 new single-family residential units and would increase the population of the immediate area by approximately 867 persons. However, this growth is consistent with the City’s General Plan. In addition, the project proposes a 1.0-acre private park area within the project site for residents’ use. While this does not meet the 2.9 acres of park space required by the Coachella Municipal Code Section 16.26.060, the project applicant would pay a Development Impact Fee to be used by the City for developing new or rehabilitating or expanding existing park and recreation facilities. The payment of the fee would ensure that the project provides its fair share of funds for parks to offset the incremental increase in existing recreational facility use that may be created by the project. Therefore, project implementation would not result in substantial physical deterioration of recreational facilities and a less than significant impact would occur.

**Mitigation Measures:** None required.



***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?***

**Less Than Significant Impact.** The project includes the development of a 1.2-acre park within the project site. This would be mostly open space with landscaping. It would primarily be used by residents within the neighborhood, and would not have adverse environmental effects, including due to heavy foot traffic or vehicle visitations. The park would be compliant with all guidelines and ordinances outlined in Coachella Municipal Code to prevent adverse effects related to noise, lighting, or hazards. Additionally, as discussed above, the project would be required to pay impact fees for parks and recreation to offset the incremental increase in existing recreational facility use that may result with the project. As such, the project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A less than significant impact would occur.

**Mitigation Measures:** None required.

**4.17 Transportation**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION:</b>				
<i>Would the project:</i>				
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) 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"/>

This section is based on the *Traffic Analysis Study, Tentative Tract Map 38577 Sevilla II, City of Coachella, California*, prepared by Michael Baker International on July 19, 2023, and the *Tentative Tract Map 38577 Sevilla II VMT Assessment*, prepared by Michael Baker International on May 15, 2023. Refer to **Appendix E1, Traffic Impact Study** and **Appendix E2, VMT Analysis**.

**Discussion**

**a) *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?***

**Less than Significant Impact.** The project is projected to generate 1,944 daily trips which includes 143 AM Peak Hour trips and 194 PM Peak Hour trips during a typical weekday.

The project’s Traffic Impact Analysis identified one (1) level of service (LOS) deficiency for compliance with City of Coachella General Plan goals subsequent to July 1, 2020, but is not considered a significant environmental impact. Instead, deficiencies and improvements may be incorporated into project conditions of approval as deemed satisfactory to the City engineer. The City has established LOS D as the minimum allowable LOS at intersections. Therefore, any intersection operating at LOS E or worse will be considered deficient for the purposes of this analysis. The study area for this project was developed consistent with the Riverside County Traffic Impact Analysis Preparation Guide and in in coordination with the City.

There are a total of six (6) intersections locations where traffic operations could potentially be impacted by the project (project area). It should be noted that Intersections #5 and #6 do not exist without the project and were not analyzed under the Existing or Opening Year without Project conditions.

- 1- Calhoun Street & Avenue 50
- 2- Van Buren Street & Avenue 48
- 3- Van Buren Street & Avenue 49
- 4- Van Buren Street & Avenue 50
- 5- Van Buren Street & Street "A"
- 6- Van Buren Street & Street "F"

According to the General Plan, Level of Service (LOS) D will be the minimum acceptable traffic operations condition given the Project location. The operational analysis findings are as follows:

**Existing Year 2022:** In the Existing Year 2022 condition, all intersections operate at acceptable LOS D or better during the AM and PM Peak Hours.

**Opening Year 2025 Without Project:** In the Opening Year 2025 Without Project condition, all intersections operate at acceptable LOS D or better during the AM and PM Peak Hours.

**Opening Year 2025 With Project:** In the Opening Year 2025 With Project condition, the intersection of Van Buren Street and Avenue 50 (study intersection #4) is projected to operate at unacceptable LOS E during the PM Peak Hour. All other study intersections operate at acceptable LOS D or better during the AM and PM. The study identifies Recommendation #1: Optimize signal timing at the intersection of Van Buren Street and Avenue 50 (study intersection #4). Implementing this improvement, the intersection is projected to operate at an acceptable LOS D during the PM Peak Hour. Given the effective improvement, the Project proposes a signal timing evaluation and implementation of updated timing for the intersection of Van Buren Street and Avenue 50. The signal timing improvement will be made a condition of approval for the project, thereby assuring that the project is consistent with the General Plan's LOS policies.

**Sight Distance:** A review of the project intersections confirms all intersections provide adequate sight distance with relatively unobstructed views per County of Riverside's *Standard No. 821, Intersection Sight Distance*. The intersections evaluated for sight distance include two proposed intersections along Van Buren Street as well as multiple internal site intersections.

#### *Transit*

The SunLine Transit Agency (STA) provides transit service in the project area including fixed-route bus service and Dial-a-Ride service. Dial-a-Ride service is provided for locations within three quarters of a mile of an STA local route, meaning service is provided in the Project area. Service offered through the Study Area is provided by Route 6 and Route 8 seven (7) days a week. Route

6 spans between the Palm Desert and Coachella. The route runs from about 6 AM to 8 PM with about a 60-minute headway. Its closest bus stop is located at the intersection of Van Buren Street and Avenue 50. Route 8 spans between Indio and Mecca. The route runs from about 5:30 AM to 9:30 PM with about a 60-minute headway. Its closest bus stop is located at the intersection of Van Buren Street and Avenue 50, which is approximately 1,300 feet north of the project site. The project would not interfere with the bus routes within the project site vicinity.

*Bike and Pedestrian*

Two bicycle lane corridors currently exist within the project area. Class 2 Bike Lanes are located along Van Buren Street, between Fiesta Road to just north of 51st Avenue. A Class 2 Bike Lane is located along the northside of Avenue 50, between Calhoun Street and Van Buren Street. Between Van Buren Street and Cesar Chavez Boulevard, Class 2 Bike Lanes are located along Avenue 50. On all other roadways, bicyclists generally utilize a shoulder adjacent to motor vehicle traffic. Along the current project frontage, a Class 2 Bike Lane exist. In the project vicinity, a sidewalk is currently provided on the east side of Van Buren Street from Avenue 50 in the north to Valencia development in the south. Along the current project frontage, no sidewalk exists. The project would provide right-of-way improvements along the property frontage including a vehicular travel lane, bike lane, curb, gutter, and sidewalk. The project would comply with the City’s design and development standards; therefore, the project would not interfere with existing or planned bicycle facilities or sidewalks in the City.

The project would not conflict with a program plan, ordinance or policy addressing the circulation system and therefore no mitigation measures are required. Impacts would be less than significant.

**Mitigation Measures:** None required.

***b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?***

**Less than Significant Impact.** CEQA Guidelines Section 15064.3(b) identifies criteria to analyze transportation impacts for land use projects (subdivision 15064.3(b)(1)) and transportation projects (subdivision 15064.3(b)(2)). The *Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (December 2020) (County Guidelines) were utilized as the primary resource in the development of this analysis since City-specific vehicle miles traveled (VMT) guidelines have not yet been developed.

Land use projects that meet the County Guidelines screening thresholds are assumed to result in a less than significant transportation impact under CEQA and do not require a detailed quantitative VMT assessment. However, because the project does not meet the Screening Criteria for land use projects, a project-specific VMT assessment was required. The results of the model run to calculate VMT showed that the Baseline condition with the Project would result in

a 13.6 VMT per capita, which is below the County's 18.3 VMT per capita threshold. Therefore, the project would result in less than significant impact with regard to VMT.

**Mitigation Measures:** None required.

**c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?***

**Less than Significant Impact.** As shown on *Exhibit 3, Conceptual Site Plan*, access to the site would be developed via two entry points from Van Buren Street. Access and circulation improvements would be designed and constructed consistent with City design and engineering standards. Based on the Traffic Impact Study, all intersections would provide adequate sight distance with relatively unobstructed views per the County of Riverside's *Standard No. 821, Intersection Sight Distance*.

The construction of the project will result in the need for back-to-back left turns between the project's northern entrance and Via Merida. The intersection of Via Merida and Van Buren Street currently has a striped southbound left turn lane with approximately 210 feet of storage. Project improvements would result in a northbound left turn lane at the northern entrance of 65 feet and a southbound left turn lane at the Via Merida intersection of 110 feet. The Traffic Impact Study determined that both entrances to the project via Van Buren Street provide sufficient available space for left turns on both Van Buren Street, as well as sufficient space for traffic turning left into Via Merida.

Thus, hazard impacts due to a geometric design feature would be less than significant. Further, as discussed in *Section 4.11, Land Use and Planning*, the project is consistent with surrounding land uses and no hazard impacts would occur in this regard. Impacts would be less than significant.

**Mitigation Measures:** None required.

**d) *Would the project result in inadequate emergency access?***

**Less than Significant Impact.** As discussed in *Section 4.9, Hazards and Hazardous Materials*, the project site design shall be reviewed for compliance with project-specific emergency access as a routine aspect of the City's design review process. In addition, the project does not propose any changes to adjacent roadways that could potentially impair emergency response or evacuation (lane reductions, narrowing, permanent road closures, etc.). The project would comply with all local, regional, state, and federal guidelines related to emergency access. Emergency vehicles would be able to access the project site via both entrance/exit points from Van Buren Street. The project site would be accessible to emergency responders during construction and operation of

the project. Therefore, the project would not result in inadequate emergency access. Impacts would be less than significant.

**Mitigation Measures:** None required.

**4.18 Tribal Cultural Resources**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRIBAL CULTURAL RESOURCES:</b>				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

**Discussion**

In 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to “begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project.” Section 21074 of AB 52 also defines a new category of resources under CEQA called “tribal cultural resources.” Tribal cultural resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is either listed on or eligible for the California Register of Historical Resources (CRHR) or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

In 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this Initial Study.

In compliance with AB 52, the City of Coachella distributed letters notifying each Native American Tribal government having previously requested to be on the City’s AB 52 consultation list. The AB 52 letters were distributed by certified mail on January 12, 2023. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023 and Morongo Band of Mission Indians (MBMI) on March 20, 2023. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. It was requested that the tribe be contacted immediately in the event that cultural resources are uncovered during project implementation. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Refer to **Appendix J, Tribal Correspondence**.

- a) i) 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 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)?***

**No Impact.** As detailed in Response 4.5(a), no historic resources listed or eligible for listing in a State or local register of historical resources are located on the project site. Therefore, no impacts related to historic tribal cultural resources defined in Public Resources Code Section 5020.1(k) would occur.

**Mitigation Measures:** None required.

- a) ii) 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 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***



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***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.***

**Less Than Significant Impact With Mitigation Incorporated.** According to the cultural and paleontological memo prepared by Michael Baker in December 2022, the Native American Heritage Commission (NAHC) conducted a search of the Sacred Lands File (SLF) to identify any Native American cultural resources that might be affect by the project. The SLF search yielded negative results. In addition, the City of Coachella distributed letters on January 12, 2023, notifying each Native American Tribal government having previously requested to be on the City’s AB 52 consultation list. Responses were received from Augustine Band of Cahuilla Indians (ABCI) on January 24, 2023, and Morongo Band of Mission Indians (MBMI) on March 20, 2023. Neither tribe requested consultation. The letter from the Tribal Secretary of ABCI indicated that the tribe is currently unaware of specific cultural resources that may be affected by the project. The letter from the Tribal Historic Preservation Officer of MBMI stated that the project is not within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

As discussed in **Section 4.5, Cultural Resources**, Mitigation Measures CUL-1 and CUL-2 would ensure that construction workers are trained to identify potential resources, and that sufficient actions are taken to have the resource appropriately assessed in the event of an inadvertent discovery. With implementation of Mitigation Measures CUL-1 and CUL-2, impacts causing a substantial adverse change in the significance of a tribal cultural resource would be less than significant.

**Mitigation Measures:** Refer to Mitigation Measures CUL-1 and CUL-2.

**4.19 Utilities and Service Systems**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS:</b>				
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

**Discussion**

***a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

**Less than Significant Impact.**

**Electrical and Natural Gas.** The Imperial Irrigation District (IID) would provide electricity to the project. The project would be required to connect to the Jackson Substation, located less than one mile west of the project site. The Will Serve letter from IID, dated November 28, 2022, states that based on an anticipated total load of 204 single family homes connected to 200Amp Panels, Single Phase 120/240V, electrical facilities can be accommodated for the project. This would be achieved via a new distribution backbone feeder extended from the Jackson substation, including the reconfiguration of backbone circuits running along Avenue 50 in addition to implementing ties to existing facilities.

The Jackson substation is located at the southwest corner of the intersection of Jackson Street and Avenue 50. The line extension connecting the project site to the substation would be situated on the south side of Avenue 50 heading east to Van Buren Street. An underground conduit system already exists along a portion of the route. Other sections of the route are maintained by the County of Riverside and the City of Coachella, which would make the ultimate decision if the line extension would be overhead or underground. As the line extension would primarily utilize existing easements along these previously constructed roadways to connect the project to the Jackson substation, impacts would be less than significant. In addition, the entire project would comply with Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Code of Regulations) and locally adopted energy conservation requirements.

The Gas Company would supply natural gas service to the project. The project would connect to existing service lines with the final configuration to be approved by the Gas Company.

### **Water and Wastewater**

The Coachella Water Authority (CWA) provides domestic water supply and the Coachella Sanitary District provides Wastewater services to the City of Coachella. Groundwater is the primary source of domestic water supply in the Coachella Valley; CWA provides potable water to the City by pumping from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City, with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which range from 4-inches to 36-inches in diameter. The City of Coachella 2015 Sewer System Master Plan Update states that flows generated from the City's residential, commercial, and industrial areas discharge to the City's Avenue 54 wastewater treatment plant (WWTP) with a capacity of 4.5 million gallons per day (MGD). In addition, the city maintains about 90 miles of sanitary sewers ranging in size from 4 to 54 inches in diameter.

The project would connect with the City's local sewer system at Van Buren Street. The project will also be reviewed by CVWD and City staff to assure compliance with all current and applicable wastewater treatment requirements, as the project is located within a land use category the City considers suitable for the proposed use of the site, according to the City's General Plan Update.

Therefore, the project is not expected to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

### **Stormwater Drainage**

Runoff from the project generally drains toward the southeast. Presently, the site is currently utilized for agricultural and residential purposes and is without storm water facilities. As part of the project, streets will be designed to slope down from the centerline and into gutters. The low-lying areas in the site are designated to manage storm water runoff and improve water quality, which will be the retention basin. Stormwater will be collected throughout the project site and be conveyed through it through pipes to drywells located underground, below the retention basin. The purpose of the drywell is to retain nuisance waters, collect any debris of the first flush of storm waters and to facilitate maintenance of the system. One 1.37-acre retention basin is proposed as part of the project, which is adequate to retain peak flows on site in accordance with applicable requirements.

Connections to local water and sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with onsite improvements. No improvements are required for off-site sewer lines or treatment facilities to serve the project. The stormwater drainage will be installed as part of the project and is designed to reduce significant environmental effects and to avoid altering the existing drainage patterns of the surrounding properties. Therefore, a less than significant impact would occur.

**Mitigation Measures:** None required.

***b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***

**Less than Significant Impact.** The 2020 Coachella Valley Regional Urban Water Management Plan (UWMP) demonstrates that CWA has sufficient water available to serve the additional planned development in its service area. The UWMP calls for a combination of continued groundwater extraction, conservation programs, additional water sources and source substitution, and groundwater recharge opportunities. CWA anticipates having sufficient water supplies to serve existing and future in the near-term (2025) and long-term (2045). For 2025, projected water supply is 137,061 AFY and retail water demand is 123,461 AFY, resulting in an anticipated surplus of 13,600 AFY. For 2045, projected water supply is 164,966 AFY and retail water demand is 148,166 AFY, resulting in an anticipated surplus of 16,800 AFY (UWMP Tables 4-8 and 4-22). Future demand projections are based on development intensities provided in the General Plans of regional jurisdictions, including the City of Coachella General Plan.

The project proposes to construct 204 single-family dwellings. Development of the proposed project will add to the demand of water supplies; however, potential demand is expected to be

incremental and could be served by the existing water supply as planned for in the UWMP. Impacts would be less than significant.

**Mitigation Measures:** None required.

***c) Would the project 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?***

**Less than Significant Impact.** The proposed project is within the jurisdiction of the City’s Sanitation Division for wastewater collection and treatment services. Existing sewer infrastructure is already in place and operational in the project area. The project would connect to an existing 12-inch sewer main beneath Van Buren Street. The project is served by the Avenue 54 WWTP, which treats approximately 2.9 million gallons per day, and has a daily capacity of 4.5 million gallons per day. Thus, the WWTP has sufficient capacity to serve additional development, including the proposed project. The project proposes to construct 204 single-family dwellings. Development of the proposed project will add to the demand of wastewater capacity. Project wastewater discharges will be typical of residential uses and will not exceed wastewater treatment requirements of the City’s Sanitation Division or Regional Water Quality Control Board. A less than significant impact would occur.

**Mitigation Measures:** None required.

***d) Would the project 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?***

**Less than Significant Impact.** Recycling Solid waste disposal and recycling services for the City are provided by Burrtec Waste and Services, the City’s franchise trash hauler. Residential waste collected from the project would be hauled to the Coachella Valley Transfer Station. This facility has a permitted daily capacity of 1,100 tons of solid waste per day.<sup>57</sup> Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Sanitary Landfill, El Sobrante Sanitary Landfill and Lamb Canyon Sanitary Landfill. CalRecycle data indicates the Badlands Disposal site has 7,800,000 cubic yards of remaining capacity,<sup>58</sup> the El Sobrante Landfill has a remaining capacity of 3,834,470 cubic yards

<sup>57</sup> CalRecycle, *SWIS Facility Detail, Coachella Valley Transfer Station*, accessed September 15, 2022 <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2305?siteID=2426>

<sup>58</sup> CalRecycle, *SWIS Facility Detail, Badlands*, accessed September 15, 2022 <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367>

of remaining capacity,<sup>59</sup> and Lamb Canyon Disposal has a remaining solid waste capacity of 19,242,950 cubic yards.<sup>60</sup>

Waste generated by the construction process would primarily consist of discarded materials and packaging. Based on an average home size of 4,000 square feet and a construction waste generation factor of 4.34 pounds per square foot, approximately 1,726 tons of waste project-wide. Additional waste would be expected from the construction of internal streets, common areas, infrastructure installation, and other project-related construction activities. In addition, the City imposes mandatory recycling requirements for construction activities. Because the project would generate a relatively small amount of solid waste per day, both the Coachella Valley Transfer Station and the El Sobrante Landfill and other regional landfills would have sufficient daily capacity to accept solid waste generated by the project. Construction impacts relative to solid waste generation would be less than significant. Based on CalRecycle’s<sup>61</sup> estimated solid waste generation rate of 12.23 pounds (lbs) per household per day for residential sources, the project would generate an estimated 2494.92 lbs or 1.25 tons of solid waste daily, approximately 0.1 percent of the Coachella Valley Transfer Station’s daily capacity, considered to be a nominal amount. Annually, the project would generate an estimated 465.25 tons of solid waste (204 units x 12.23 lbs x 365 days). This equates to 0.001 percent of the remaining capacity of the three identified landfills, which is also considered to be nominal. Therefore, impacts relative to solid waste generation would be less than significant.

**Mitigation Measures:** None required.

***e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

**Less than Significant Impact.** Considering the availability of landfill capacity as described above, the project’s solid waste disposal needs can be adequately met without a significant impact on the capacity of the nearest landfills: Badlands Sanitary Landfill, El Sobrante Sanitary Landfill and Lamb Canyon Sanitary Landfill. Therefore, it is not expected that the project would impact the City’s compliance with State-mandated (AB 939) waste diversion requirements, which requires each jurisdiction in California to divert at least 50 percent of its waste stream away from landfills either through waste reduction, recycling or other means. As the City currently complies with the provisions of AB 939, impacts would remain less than significant.

**Mitigation Measures:** None required.

<sup>59</sup> CalRecycle, *SWIS Facility Detail, El Sobrante Landfill*, accessed September 15, 2022 <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402>  
<sup>60</sup> CalRecycle, *SWIS Facility Detail, Lamb Canyon Disposal* accessed September 15, 2022 <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368>  
<sup>61</sup> CalRecycle, accessed September 15, 2022 <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

**4.20 Wildfire**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>WILDFIRE:</b>				
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

**f) *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?***

**No Impact.** According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located in or near a state responsibility area and does not contain lands classified as high or very high fire hazard severity zones.<sup>62</sup> Development on the subject property would not substantially impair the City’s adopted emergency evacuation and response plans<sup>63</sup> as the project is not proposing to amend these

<sup>62</sup> California Fire, *Fire Hazard Severity Zones Map*, accessed October 3, 2022.

<sup>63</sup> City of Coachella General Plan 2035, Safety Element, adopted April 22, 2015, accessed October 3, 2022.

routes to impede emergency evacuation, and the primary emergency exit route for the project would be Van Buren Street. There would be no impact.

**Mitigation Measures:** None required.

***g) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, 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?***

**No Impact.** The project site is not located in or near a state responsibility area. The nearest state responsibility area is located approximately 8.5 miles to the west.<sup>64</sup> In addition, the project site does not contain lands classified as high or very high fire hazard severity zones, nor is the project site adjacent to wildlands subject to wildfires. Therefore, the proposed Project would not exacerbate wildfire risks or expose project occupants to pollutants from wildfires. There would be no impact.

**Mitigation Measures:** None required.

***h) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

**No Impact.** The project site is not located in or near a state responsibility area and does not contain lands classified as very high fire hazard severity zones. Power would be provided to the site through a new underground distribution backbone feeder (conduit and cable) that would extend from the existing Jackson Substation. Installation and future maintenance of these facilities would not increase the risk of fire because the proposed residential uses on-site would not include any features that would have the potential to exacerbate fire risk or result in temporary or ongoing impacts to the environment. The project would also provide suitable access for emergency vehicles. Therefore, there would be no impact.

**Mitigation Measures:** None required.

***i) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks,***

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<sup>64</sup> California Fire, Fire Hazard Severity Zones Map, accessed October 3, 2022.



***including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

**No Impact.** According to the Riverside County Flood Control and Water Conservation District floodplain viewer map, the project site is not located within any federal, state, or local flood zones, and does not have a high risk of flooding or landslides.<sup>65</sup> Therefore, the project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated.

**Mitigation Measures:** None required.

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<sup>65</sup> Riverside County Flood Control and Water Conservation District, Floodplain Viewer map, <https://content.rcflood.org/floodplainmap/>, accessed October 3, 2022.

**4.21 Mandatory Findings of Significance**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially 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 levels, threaten to eliminate a plant or animal community, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

*a) Does the project have the potential to substantially 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 levels, threaten to eliminate a plant or animal community, substantially 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?*

**Less Than Significant Impact With Mitigation Incorporated.** As concluded in **Section 4.4, Biological Resources**, the proposed project would not 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 levels; threaten to eliminate a plant or animal community; or substantially reduce the number or restrict the range of an endangered, rare,

threatened species. Project implementation would involve activities such as grading and vegetation removal which could result in potentially significant impact to biological resources. However, implementation of Mitigation Measure BIO-1 and BIO-2 would reduce potentially significant impacts associated with protected resources such as migratory birds and burrowing owls. Clearance surveys prior to construction are intended to identify active nests and/or burrows and any such finds would be flagged and safeguarded from further disturbance until consultation with CDFW. In addition, the project is subject to the CVMSHCP development impact fee to fund habitat acquisition and preservation. Therefore, a less than significant impact would occur with mitigation incorporated.

As concluded in **Section 4.5, Cultural Resources**, the site’s sensitivity for cultural resources is considered low due to soil age, a lack of previously recorded archaeological sites within the project area and vicinity, previous disturbances in the project area, and the lack of perennial surface water. However, due to the potential for Pleistocene-age deposits at unknown depths, it is possible for project-related ground-disturbing activities to uncover previously unidentified historical, cultural, and paleontological resources. Implementation of Mitigation Measure CUL-1 would reduce potentially significant impacts associated with the inadvertent discovery of cultural resources during project construction activities. Therefore, a less than significant impact would occur with mitigation incorporated.

***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)?***

**Less Than Significant Impact.** The project does not exceed the scope of development for the site as evaluated in the City’s General Plan, and accordingly, no cumulative project impacts are anticipated beyond what was previously analyzed in the General Plan EIR. Further, in accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any project-specific effects that are peculiar to the project or its site. No project-specific significant effects peculiar to the project or its site were identified that could not be mitigated to a less than significant level. The project would not induce substantial population growth or significant traffic volumes. The project would contribute to environmental effects in the area of noise. However, this impact would not be cumulatively considerable, since it is site-specific. Furthermore, mitigation measures incorporated herein mitigate any potential impacts associated with this environmental issue. Cumulative projects would be required to prepare the appropriate CEQA environmental documentation on a project-by-project basis. Therefore, the project does not have impacts that are individually limited, but cumulatively considerable.

***c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

**Less Than Significant Impact.** Given the scope and nature of the project which is to develop the site for residential land use and with implementation of the mitigation program, project implementation would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Compliance with applicable existing laws and regulations and implementation of recommended mitigation measures would ensure that the project would not result in substantial adverse effects on human beings. Therefore, impacts would be less than significant and no additional mitigation measures are required.

## 5.0 LIST OF PREPARERS

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## 6.0 REFERENCES

The following references were utilized during preparation of this Initial Study.

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# Sevilla II Tentative Tract Map No. 38557

## ***Final* Initial Study & Mitigated Negative Declaration**

**TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06**

**State Clearinghouse Number: 2023090027**

**October 2023**



City of Coachella  
53990 Enterprise Way  
Coachella, California 92236  
Contact: Gabriel Perez, Development Services Director



Pulte Group  
27401 Los Altos, Suite 400  
Mission Viejo, California 92691  
Contact: David Dewegeli, Manager of Land Planning and Entitlement



Michael Baker International  
54-410 Gerald Ford Drive, Suite 100  
Palm Desert, California 92211  
Contact: Elizabeth Meyerhoff, Project Manager



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## 1.0 INTRODUCTION

The Sevilla II Tentative Tract Map No. 38557 (proposed project) would develop a residential development in the City of Coachella. The project site is approximately 39-acres and located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001). The project site has a General Plan Land Use designation of General Neighborhood. According to the General Plan, this designation characteristic allows for a mix of single-family and multi-family housing types with good nonmotorized access to a range of civic and commercial amenities. Development intensity allows for 7-25 dwelling units per acre. Development of the site would result in approximately 7.7 dwelling units per acre which is consistent with the land use designation.

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks; landscaping; an approximate 1.0-acre recreational park area; an approximate 1.37-acre water retention basin; an approximate 0.23-acre dedicated [future] well site; monument signage; and street and utility improvements.

The City has discretionary authority over the proposed project, which requires the following approvals, in addition to various approvals/permits from outside agencies:

- Tentative Tract Map; CEQA compliance; Change of Zone; Conditional Use Permit; and Architectural Review (City)
- Domestic and sanitation water services from the Coachella Water Authority (CWA)
- Stormwater management and associated service consistent with the provisions of the Coachella Valley Water District (CVWD)
- Electrical connection/upgrade from the Imperial Irrigation District (IID)
- National Pollutant Discharge Elimination System (NPDES) Permit from the Colorado River Regional Water Quality Control Board (RWQCB)
- Fugitive Dust Control Permit from the South Coast Air Quality Management District (SCAQMD)

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2023090027) was made available for public review and comment pursuant to CEQA Guidelines Section 15073. The public review commenced on September 5, 2023 and concluded on October 6, 2023.

## 2.0 RESPONSE TO COMMENTS

During the 30-day public review period, a total of six (6) written comment letters were received on the IS/MND from public agencies and tribal governments. The following is a list of commenters on the IS/MND during the public review period.

Comment Letter	Commentor	Letter Dated
A.	<b>Agua Caliente Band of Cahuilla Indians</b> Xitlaly Madrigal	September 7, 2023
B.	<b>Morongo Band of Mission Indians</b> Bernadette Ann Brierty	September 21, 2023
C.	<b>State Water Resources Control Board</b> Lori Schmitz, Environmental Scientist Division of Financial Assistance	September 28, 2023
D.	<b>Agua Caliente Band of Cahuilla Indians</b> Xitlaly Madrigal	September 29, 2023
E.	<b>California Department of Fish and Wildlife</b> Kim Freeburn	October 3, 2023
F.	<b>Imperial Irrigation District</b> Donald Vargas	October 5, 2023

Although the CEQA Guidelines do not require a lead agency to prepare written responses to comments received (see CEQA Guidelines Section 15088), the City of Coachella has elected to prepare the following written responses with the intent of conducting a comprehensive and transparent evaluation of the proposed project.

Each comment letter is assigned alphabetical reference, and each comment within the letter identified numerically. The City’s response is correlated to the bracketed and identified portions of each comment letter. Where relevant, new or revised text to direct language is provided underlined and text for marked for deletion is provided in ~~strike-through~~ and is also provided in the Errata (Final IS/MND, Section 3).

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-017-2023-002

September 07, 2023

[VIA EMAIL TO: gpercz@coachella.org]  
City of Coachella  
Mr. Gabriel Perez  
53-990 Enterprisc Way  
Coachella, CA 92236

Comment Letter A

Re: Sevilla II TTM 38557

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 Sevilla II project. We have reviewed the documents and have the following comments:

- A-1 \*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.
- A-2 \*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.
- A-2 \*Please provide Appendix L: Mitigation Monitoring and Reporting Program.
- A-2 \*Please provide Appendix D: Cultural Resources Report.
- A-3 \*In section 4.18 it is stated that responses to the AB-52 consultation letters were received from Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians. Agua Caliente Band of Cahuilla Indians sent a response letter on January 31, 2023 and requested consultation on this project (letter attached).

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,  
*Shelby Rodriguez*

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264  
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

## **Response to Comment Letter A – Agua Caliente Band of Cahuilla Indians**

### **Response A-1**

The City of Coachella appreciates the Agua Caliente Band of Cahuilla Indian's (ACBCI) participation in the public review process. We note this letter is one of two comment letters provided by the ACBCI (also see comment letter D). The comments requesting tribal monitoring and an archeologist on-site during ground disturbing activities have been incorporated into the migration program as MM CUL-4 and CUL-5.

### **Response A-2**

A copy of the requested materials was provided. Additionally, project materials are available for review at City Hall and on the City's website:

<https://www.coachella.org/departments/development-services/environmental-reviews>

### **Response A-3**

A copy of the referenced letter will be included in the Final IS/MND Appendices. The City consulted with the ACBCI and has concluded AB 52 consultation.

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

[gperez@coachella.org](mailto:gperez@coachella.org)

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella CA 92236



Comment Letter B

September 21, 2023

Re: Notice to Adopt Draft IS/MND Sevilla II TTM 38577

**B-1** The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received your letter regarding the above referenced Project. The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located.

Respectfully,



Bernadette Ann Brierty  
Tribal Historic Preservation Officer  
Morongo Band of Mission Indians

CC: Morongo THPO

**Response to Comment Letter B – Morongo Band of Mission Indians**

**Response B-1**

The City of Coachella appreciates the Morongo Band of Mission Indians participation in the public review process. No further response is necessary.



## State Water Resources Control Board

September 28, 2023

### Comment Letter C

City of Coachella  
Attn: Gabriel Perez  
53990 Enterprise Way  
Coachella, CA 92236

CITY OF COACHELLA (CITY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE SEVILLA II TENTATIVE TRACT MAP NO 38557 PROJECT (PROJECT); STATE CLEARINGHOUSE #2023090027

Dear Mr. Gabriel Perez:

C-1

Thank you for the opportunity to review the MND for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. The Project is within the jurisdiction of the State Water Board, DDW's Riverside District. DDW Riverside District issues domestic water supply permit amendments to the public water systems serviced with a new or modified source of domestic water supply or new domestic water system components pursuant to Waterworks Standards (Title 22 CCR chapter 16 et. seq.). A public water system requires a water supply permit amendment for changes to a water supply source, storage, or treatment and for the operation of new water system components- as specified in the Waterworks Standards. The Coachella Water Authority (CWA) may need to apply for a water supply amendment for this Project.

C-2

The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), has the following comments on the City's Initial Study (IS)/MND:

- The IS/MND includes an approximate 0.23-acre dedicated [future] well site as part of the proposed Project (PDF pages 11, 34). Please discuss if the well will be used to provide drinking water to the development. If the well will be used to provide drinking water to the development, please address the following in the document:
  - The environmental impacts of drilling and operating the well, including discussion on:
    - groundwater impacts and surrounding wells,
    - well maintenance and discharge,
    - storage of chemicals for chlorination, and

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)





Mr. Gabriel Perez

- 3 -

September 28, 2023

C-10

Once the MND is adopted, please forward the following items in support of Coachella Valley Water Agency's permit application to the State Water Board, DDW Riverside District Office at [DWPDIST20@waterboards.ca.gov](mailto:DWPDIST20@waterboards.ca.gov):

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the IS/MND and MMRP; and
- Copy of the date stamped Notice of Determination filed at the Riverside County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or [Lori.Schmitz@waterboards.ca.gov](mailto:Lori.Schmitz@waterboards.ca.gov), if you have any questions regarding this comment letter.

Sincerely,

 Digitally signed by Lori Schmitz  
Date: 2023.09.28 10:00:29  
-0700  
Water Boards

Lori Schmitz

Lori Schmitz  
Environmental Scientist  
Division of Financial Assistance  
Special Project Review Unit  
1001 I Street, 16<sup>th</sup> floor  
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Chun Huang  
District Engineer  
Riverside District

Manuel Delgado  
Associate Sanitary Engineer  
Riverside District

## **Response to Comment Letter C – State Water Resources Control Board**

### **Response C-1**

The City of Coachella appreciates the State Water Resources Control Board’s participation in the public review process. In the event a water supply amendment is required, the Coachella Water Authority will lead this effort.

### **Response C-2**

During project design coordination, the Coachella Water Authority (CWA) indicated the project requirement to identify a dedicated future, potential domestic well site with the residential development. In the event a future well is required to be drilled and equipped, CWA will undergo the necessary steps to design, evaluate, install, and operate such well in accordance with all applicable regulatory requirements; however, the Water and Sewer Analysis completed for the City and CWA by AKEL Engineering Group, Inc. concluded that the existing wells have adequate capacity to serve the project as well as all other existing demands. Accordingly, a new well is not required to serve the project.

### **Response C-3**

Please refer to Response C-2.

### **Response C-4**

Please refer to Response C-2.

### **Response C-5**

Please refer to Response C-2.

### **Response C-6**

The two (2) existing domestic (groundwater) wells on-site will be destroyed in compliance with all applicable regulatory requirements.

### **Response C-7**

This comment is not directed to an environmental topic within the Initial Study. However, the Indio Subbasin Alternative Plan Update was submitted to the Department of Water Resources in December 2021, following final approval by the Coachella Valley Water District (CVWD). Regarding the sustainable groundwater management plan for the basin, please refer to Draft IS/MND, Section 4.10 Hydrology and Water Quality threshold questions (b) and (e). The project involves development of 204 residential units on parcels identified for residential development. The project would result in increased water consumption, placing greater demands on groundwater supplies. However, this additional residential development is consistent with the approved long-range plans of the City (General Plan) and water agencies (Subbasin Alternative Plan Update). The project would not substantially decrease groundwater supplies such that it would impede sustainable groundwater management of the basin.

**Response C-8**

The Coachella Water Authority utilizes the 2020 Coachella Valley Regional Urban Water Management Plan, which was prepared for the Coachella Water Authority and five other water agencies.

**Response C-9**

The IS/MND Appendices are available for review at City Hall and also made available on the City's website: <https://www.coachella.org/departments/development-services/environmental-reviews>

**Response C-10**

Comment noted.

**AGUA CALIENTE BAND OF CAHUILLA INDIANS**

TRIBAL HISTORIC PRESERVATION



03-017-2023-002

September 29, 2023

[VIA EMAIL TO: [gpercz@coachella.org](mailto:gpercz@coachella.org)]  
City of Coachella  
Mr. Gabriel Perez  
53-990 Enterprise Way  
Coachella, CA 92236

**Comment Letter D**

**Re: Sevilla II**

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 Sevilla II project. We have reviewed the documents and have the following comments:

- D-1** \*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.
- D-1** \*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.
- D-2** \*ACBCI consulted on this project, though not mentioned on page 138 of the MND.

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](mailto:ACBCI-THPO@aguacaliente.net).

Cordially,

Xitlaly Madrigal  
Cultural Resources Analyst  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264  
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV

## **Response to Comment Letter D – ACBCI**

### **Response D-1**

The City of Coachella appreciates the Agua Caliente Band of Cahuilla Indian’s (ACBCI) participation in the public review process. We note this letter is the second of two comment letters provided by the ACBCI (also refer to comment letter A). The comments requesting tribal monitoring and an archeologist on-site during ground disturbing activities have been incorporated into the migration program as MM CUL-4 and CUL-5.

### **Response D-2**

A copy of the referenced letter will be included in the Final IS/MND Appendices. The City consulted with the ACBCI and has concluded AB 52 consultation.



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](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
CHARLTON H. BONHAM, Director



October 3, 2023  
Sent via email

## Comment Letter E

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

Sevilla II Tentative Tract Map No. 38557 (PROJECT)  
Mitigated Negative Declaration (MND)  
SCH# 2023090027

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.<sup>1</sup>

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.

E-1

### 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.

<sup>1</sup>CEQA 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.

*Conserving California's Wildlife Since 1870*



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](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
CHARLTON H. BONHAM, Director



October 3, 2023  
Sent via email

## Comment Letter E

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

Sevilla II Tentative Tract Map No. 38557 (PROJECT)  
Mitigated Negative Declaration (MND)  
SCH# 2023090027

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E-1

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<sup>1</sup>CEQA 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.

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Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
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:** Pulte Group

E-1

**Objective:** The Project proposes the construction of approximately 204 single-family residential dwellings on approximately 39 acres. The proposed Project would involve landscaping including drought-resistant vegetation, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated well site, utility improvements, exterior building lighting, street lighting, and landscape lighting.

**Location:** The proposed Project is located north of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street in the City of Coachella, County of Riverside. The Project is located within Assessor's Parcel Numbers 779-280-002 and 779-320-001.

**Timeframe:** Construction of the proposed Project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would have an approximate buildout period of 2 years.

#### COMMENTS AND RECOMMENDATIONS

E-2

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.

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

Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
Page 3

facilitate a meaningful review by CDFW, including a complete and accurate 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.

E-2

The MND lacks a 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 fish and wildlife resources, CDFW requires a complete and accurate Project description.

#### Mitigation Measures

CEQA requires that a MND include mitigation measures to avoid or reduce significant 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 artificial nighttime lighting and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance, as well as revising the mitigation measures for nesting birds and burrowing owl.

#### **1) Nesting Birds**

E-3

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.).

Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
Page 4

E-3

Page 55 of the MND indicates that “one (1) vegetation community was observed and mapped within the boundaries of the Project site during the field survey: tamarisk thicket.” CDFW notes that based on review of aerial imagery, mature tamarisk trees exist along and within the northern boundary of the Project site, and a date palm (*Phoenix dactylifera*) grove exists within an adjacent parcel to the south of the Project site. Both the tamarisk trees and palm groves provide suitable habitat for nesting birds. Birds like hooded oriole (*Icterus cucullatus*) primarily nest in palm trees and build hanging nests on the undersides of palm fronds<sup>2</sup>. Mourning doves (*Zenaida macroura*), owls, greater roadrunner (*Geococcyx californianus*), and house finch (*Haemorhous mexicanus*) frequently nest in the thick skirts of palms<sup>3</sup>. The MND includes Mitigation Measure BIO-1 for nesting birds, which indicates that “if Project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist...”. CDFW 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. 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 of resources (Socolar et al., 2017<sup>4</sup>). CDFW staff have observed that climate change conditions may result in the 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 considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW recommends the City revise Mitigation Measure BIO-1, with 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**

<sup>2</sup> Garrett, K., and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc., Los Angeles.

<sup>3</sup> Cornett, J. W., How did palm oases get to the California desert? A behind-the-scenes look at these ‘tropical islands’. Desert Magazine. Sept. 13, 2018.

<sup>4</sup> 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  
October 3, 2023  
Page 5

E-3

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. Established buffers 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. If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no disturbance" buffer shall be established around the active nest. The size of the "no disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1 and 2, as well as CDFW-recommended MM-BIO [A] and MM-BIO [B].

## 2) *Burrowing Owl*

E-4

Burrowing owl (*Athene cunicularia*) 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

Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
Page 6

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.”

Page 55 of the MND indicates that the Project site “has a moderate potential to support burrowing owl.” Although the MND includes Mitigation Measure BIO-2 for burrowing owl, CDFW considers this measure to be inadequate in scope and timing to reduce impacts to less than significant. CDFW recommends that the City revise Mitigation Measure BIO-2, with additions in **bold** and removals in ~~strikethrough~~:

#### **Mitigation Measure BIO-2: Burrowing Owl Avoidance**

E-4

**Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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**

Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
Page 7

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**review and approval prior to commencing Project activities.** Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a “no disturbance” buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no disturbance” buffer around the burrow location(s). The size of the “no disturbance” buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a “no disturbance” buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.

### **3) Coachella Valley Multiple Species Habitat Conservation Plan**

With regard to compliance with the CVMSHCP, page 58 of the MND indicates that “with payment of the Local development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP.” The MND lacks a mitigation measure for this CVMSHCP requirement. To ensure consistency with the CVMSHCP, CDFW recommends that the City include in a revised the MND the following mitigation measure:

E-5

#### **Mitigation Measure BIO-[A]: 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.**

E-6

### **4) Artificial Nighttime Lighting**

Gabriel Perez, Development Services Director  
City of Coachella  
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Page 34 of the MND states that the “buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles.” 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.

Page 34 of the MND also indicates that “light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards.” CDFW emphasizes that new sources of lighting in an area, even if they are similar in type and intensity compared to existing lighting, have an additive effect and increase the total light illumination at any given point in the environment.

E-6

Because the Project is located adjacent to open-space areas including agricultural fields, a tamarisk thicket, and a date palm grove—areas that can provide suitable nesting habitat for birds (see Nesting Birds section above), migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife—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 areas adjacent to the Project site. Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. 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; and the detection of resources and natural enemies; and navigation.<sup>5</sup> Many species use photoperiod cues for communication (e.g., bird song<sup>6</sup>), determining when to begin foraging,<sup>7</sup> behavioral thermoregulation,<sup>8</sup> and migration. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.<sup>9</sup>

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 to a revised MND the following mitigation measure:

<sup>5</sup> 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.

<sup>6</sup> Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. *The Condor* 108:130–139.

<sup>7</sup> Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. *Current Biology* 19:1123–1127.

<sup>8</sup> Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. *Ecology* 58:98–108.

<sup>9</sup> 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  
October 3, 2023  
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**E-6** Mitigation Measure BIO-[B]: Artificial Nighttime Lighting

Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 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.

**E-7** 5) Landscaping

Page 7 of the MND indicates that landscaping would include accent trees “such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City’s planting selection for landscaping.” To ameliorate the water demands of this Project, 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/districts and resource conservation districts 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.htm](https://cvmshcp.org/Plan_Documents.htm)).

**E-8** 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



Gabriel Perez, Development Services Director  
City of Coachella  
October 3, 2023  
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E-8

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>.

E-9

#### 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.)


E-10

#### CONCLUSIONS

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 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 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 Project description with lighting plans and specifications, 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, Environmental Scientist, at [jacob.skaggs@wildlife.ca.gov](mailto:jacob.skaggs@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
84F92FFEEFD24C8...

Kim Freeburn  
Environmental Program Manager

## **Response to Comment Letter E – California Department of Fish and Wildlife**

### **Response E-1**

The City of Coachella appreciates the California Department of Fish and Wildlife’s participation in the public review process. The commentor identifies their agency as a Responsible Agency under CEQA. No further response is required.

### **Response E-2**

Project lighting is addressed within the Draft IS/MND in Section 4.1 Aesthetics threshold question (d) regarding light during day and nighttime. The finding concludes that with project implementation light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards. The project is subject to and design in accordance with Coachella Municipal Code Chapters 17.54 and 17.60 of the Coachella Municipal Code which sets regulations for outdoor lighting on properties to minimize light pollution, and no significant impact would occur.

### **Response E-3**

Comment noted. The mitigation language (MM Bio-1) will be revised to indicate that the pre-construction nesting birds survey will be required year-round.

### **Response E-4**

Comment noted. Mitigation language (MM Bio-2) will be revised to indicate that the burrowing owl survey will be required year-round.

### **Response E-5**

Refer to Draft IS/MND Section 4.3 Biological Resources threshold question (e) regarding the payment of the CVMSHCP Local Development Mitigation Fee. No mitigation is required.

### **Response E-6**

Refer to Response E-2 regarding nighttime lighting. All lighting for the project would be required to comply with Chapters 17.54 and 17.60 of the Coachella Municipal Code. These provisions require that all lighting fixtures shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the light from shining onto property or streets, and that all exterior lighting be limited to down-lights or as otherwise required by the building or fire code. Compliance with existing regulations would keep impacts related to artificial nighttime lighting to a less than significant level. Nonessential lighting will be avoided during construction. Construction activities would not occur after dusk and would only occur during the permitted hours of construction.

### **Response E-7**

The landscape plan includes recommendations for xeriscaping with locally native California species and also include the installation of water-efficient and targeted irrigation systems. All landscaping must be desert-friendly with water-efficient plantings and irrigation systems. Project

landscaping is required adhere to the City’s design guidelines. Further, the landscape plan for all common area, including plant lists and sprinkler system, shall be approved by the planning director. (Zoning 17.38.060 Special conditions and procedures).

**Response E-8**


Comment noted. This comment is not directed to an environmental topic within the Initial Study. No further response is required.

**Response E-9**

Comment noted. This comment is not directed to an environmental topic within the Initial Study. Document filing fees are payable upon project approval.

**Response E-10**

Comment noted. The commentor states a complete project description was not provided in the Draft IS/MND but provides no specific recommendation. Remaining comments in the comment letter have been responded appropriately. Suggested text revisions to Bio-1 and Bio-2 have been incorporated into the mitigation program. However, these text revisions are minor in nature and does not change the finding of a less than significant impact with mitigation incorporated for biological resources; and therefore, re-circulation is not required.



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October 5, 2023

Mr. Gabriel Perez  
Director  
Development Services Department  
City of Coachella  
1515 6th Street  
Coachella, CA 92236

SUBJECT: NOI to Adopt an MND for Sevilla II Tentative Tract Map No. 38557 in Coachella, CA (CZ 22-05; CUP 372; AR 23-13; EA 22-06)

Dear Mr. Perez:

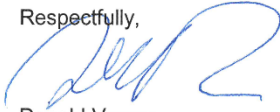
On September 6, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a Notice of Intent to adopt a Mitigated Negative Declaration for the Sevilla II Tentative Tract Map No. 38557 project. The applicant proposes to construct approximately 204 single-family residential dwellings. Typical lots would be approximately 5,000 sq. ft. in size. The proposed project would include pedestrian sidewalks, landscaping, an approximate 1.0-acre recreational park area, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated [future] well site, monument signage, and street and utility improvements. The project is located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street in Coachella, CA (APNs 779-280-002 and 779-320-001).

IID has reviewed the project information and found that the comments provided in the March 9, 2023 district letter (see attached letter) continue to apply. The applicant should be advised that the high-level cost for the required district upgrades, based on current IID 2023 rates; subject to change without notice, is \$980,640.00.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

## Comment Letter F

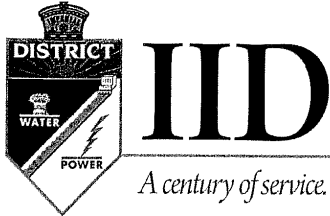
Respectfully,



Donald Vargas  
Compliance Administrator II

Jamie Asbury – General Manager  
Mike Pacheco – Manager, Water Dept.  
Matthew H Smelser – Manager, Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
Geoff Holbrook - General Counsel  
Michael P. Kemp – Superintendent General, Fleet Services and Reg. & Environ. Compliance  
Laura Cervantes. – Supervisor, Real Estate

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March 9, 2023

Mr. Gabriel Perez  
Director  
Development Services Department  
City of Coachella  
1515 6th Street  
Coachella, CA 92236

SUBJECT: Pulte Homes Sevilla II Project in Coachella, CA; GPA No. 22-05, CZ No. 22-06, TTM No. 38577, EA No. 22-06

Dear Mr. Perez:

On February 16, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Pulte Homes Sevilla II project; General Plan Amendment No. 22-05, Change of Zone No. 22-06, Tentative Tract Map No. 38577, Environmental Assessment No. 22-06. The applicant, The Pulte Group, proposes the development of a 203 single-family residential lot subdivision on a 39.35-acre site located south of Ave. 50 and west of Van Buren Street in Coachella, CA (APNs 779-280-002, -320-001) with lots ranging in size from 5,100-10,457 sq. ft. and a 1 acre-park.

F-1  
(cont'd)

IID has reviewed the project information and found that the comments provided in the June 9, 2022 district letter (see attached letter) continue to apply. However, its important to note that pursuant to the discussion regarding the line extension from the IID Jackson Substation to the project site, as described on page 77 of the Administrative Draft of the Initial Study & Mitigated Negative Declaration for the Sevilla II TTM No. 38557, if a backbone extension is needed to be installed underground, this installation may require additional easements along the south side of Avenue 50.

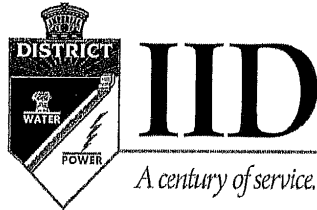
Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas  
Compliance Administrator II

Enrique B. Martinez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Jamie Asbury – Manager, Energy Dept.  
Matthew H Smelser – Deputy Mgr. Energy Dept.  
Constance Bergmark – Deputy Mgr. Energy Dept.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Oprtns., Energy Dept.  
Geoff Holbrook - General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes. – Supervisor, Real Estate

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June 9, 2022

Ms. Eva Lara  
Planning Technician  
Development Services Department  
City of Coachella  
1515 6th Street  
Coachella, CA 92236

SUBJECT: Pulte Group Sevilla II Project in Coachella, CA; No. Pre-App. 22-05

Ms. Lara:

On May 19, 2022 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the conceptual lotting study for the Sevilla II project; Pre-Application No. 22-05. The applicant, Pulte Group, proposes a residential development project on a 39.35-acre lot located south of 50th Avenue and west of Van Buren Street in Coachella, CA (APNs 779-280-002, -320-001) consisting of 203 single family residential lots ranging in size from 6,000 - 6,500 sq. ft.

The IID has reviewed the project information and has the following comments:

- F-2 1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of distribution feeder breakers, feeder backbones, distribution overhead and/or underground line extensions, and other necessary upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
- F-3 2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending a new feeder from New Jackson substation, reconfiguring the existing backbone and implementing ties to existing facilities.
- F-4 3. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is important to note that a detailed and final study will be developed once

IMPERIAL IRRIGATION DISTRICT • P.O. BOX 937 • IMPERIAL, CA 92251

Eva Lara  
June 9, 2022  
Page 2

- F-4** | a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.
- F-5** | 4. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
- F-6** | 5. IID Regulations governing line extensions can be found at:  
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),  
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),  
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),  
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and  
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
- F-7** | 6. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
- F-8** | 7. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
- F-9** | 8. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
- F-10** | 9. Public utility easements over all private public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.
- F-11** | 10. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760)

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F-11

339-9239 for additional information regarding encroachment permits or agreements.

F-12

11. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.

F-13

12. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

F-14

13. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.



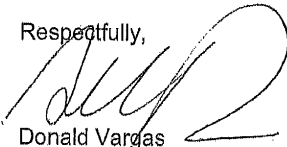
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F-15

14. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at [dvargas@iid.com](mailto:dvargas@iid.com). Thank you for the opportunity to comment on this matter.

Respectfully,



Donald Vargas  
Compliance Administrator II

Enrique B. Martínez – General Manager  
Mike Pacheco – Manager, Water Dept.  
Janie Asbury – Manager, Energy Dept.  
Constance Bergmark – Deputy Mgr. Energy Dept., Energy Business, Regulatory & Transactions Admin.  
Daryl Buckley – Mgr. of Distribution Svcs. & Maint. Optrns., Energy Dept.  
Wayne K. Strumfer, General Counsel  
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance  
Laura Cervantes – Supervisor, Real Estate

## **Response to Comment Letter F – Imperial Irrigation District**

### **Response F-1**

The City of Coachella appreciates the Imperial Irrigation District’s (IID) participation in the public review process.

### **Response F-2**

This comment is not directed to an environmental topic within the Initial Study. The Project Applicant/Owner will submit a customer project application to IID. The project received a will serve letter dated November 28, 2022 (on-file with the City).

### **Response F-3**

Please refer to Response F-2.

### **Response F-4**

Please refer to Response F-2.

### **Response F-5**

Please refer to Response F-2.

### **Response F-6**

Please refer to Response F-2.

### **Response F-7**

Please refer to Response F-2.

### **Response F-8**

Please refer to Response F-2.

### **Response F-9**

Please refer to Response F-2.

### **Response F-10**

Please refer to Response F-2.

### **Response F-11**

Please refer to Response F-2.

### **Response F-12**

Please refer to Response F-2.

**Response F-13**

The Draft IS/MND identified the IID facility tie-in location and analyzed the improvement to connect to the IID substation along Jackson Street. Specifically, refer to Draft IS/MND Section 4.19 Utilities and Service Systems and Section 4.6 Energy.

The project would be required to connect to the Jackson Substation, located less than one mile west of the project site. The Will Serve letter from IID, dated November 28, 2022, states that based on an anticipated total load of 204 single family homes connected to 200Amp Panels, Single Phase 120/240V, electrical facilities can be accommodated for the project. This would be achieved via a new distribution backbone feeder extended from the Jackson substation, including the reconfiguration of backbone circuits running along Avenue 50 in addition to implementing ties to existing facilities. These off-site electrical system improvements will be completed within the existing IID substation and previously disturbed public rights-of-way. No significant adverse environmental effects will result.

**Response F-14**

Comment noted. The Draft IS/MND studied the mandated resource topics identified in the State CEQA Guidelines Checklist, Appendix G environmental impacts pertaining to the Sevilla II project (whole project). No further response is required.

**Response F-15**

Please refer to Response F-2.

## 3.0 ERRATA

Text changes to the Draft Initial Study/Mitigated Negative Declaration (IS/MND) are noted below. Text that is provided underlined indicates additions to the IS/MND; ~~strikethrough~~ indicates deletions to the text. These minor text revisions/additions are addressed in Section 2.0, *Response to Comments*, of this Final IS/MND. Text updates are identified by Draft IS/MND section, as appropriate. Changes are listed by page and, where appropriate, by paragraph.

These errata address the comment letters received on the Draft IS/MND, which was circulated from September 5, 2023 through October 5, 2023. The minor text changes to the Draft IS/MND do not affect the overall conclusions of the environmental document. These clarifications and modifications are not considered to result in any new or substantially greater significant impacts as compared to those identified in the Draft IS/MND.

### SECTION 4.4, BIOLOGICAL RESOURCES

**Mitigation Measure BIO-1. Pre-Construction Nesting Bird Clearance Survey:** 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. Established buffers 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. ~~If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity~~

~~of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project related activities occurring outside the “no disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.~~

**Mitigation Measure BIO-2. Burrowing Owl Pre-Construction Clearance Survey:** Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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.

~~Within 30 days prior to initiating Ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or Within 500 feet of the project site. In accordance with the *Staff Report on Burrowing Owl Mitigation* (Department of Fish and Game, 2012), one pre construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected,~~

~~project related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a “no disturbance buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation. If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no disturbance” buffer around the burrow location(s). The size of the “no disturbance” buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a “no disturbance” buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

## SECTION 4.5, CULTURAL RESOURCES

**Mitigation Measure CUL-4. Native American Tribal Monitoring:** 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.

**Mitigation Measure CUL-5. Cultural Resource Monitoring:** The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Program*, has been prepared for the Sevilla II Tentative Tract Map No. 38557 Project (the “project”). This Mitigation Monitoring and Reporting Program (MMRP) is intended to provide verification for mitigation measures (MM) and conditions of approval (COA) relative to significant environmental impacts are monitored, reported and completed. Monitoring includes: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Coachella Project file.

This MMRP delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Program (Table 1). If an adopted mitigation measure is not being properly implemented, the City /designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.

- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties shall provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in the State CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.





**Table 1  
 Mitigation Monitoring and Reporting Program**

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>								
<b>BIO-1</b>	<b>Pre-Construction Nesting Bird Clearance Survey:</b> 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. Established	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	buffers 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.							
BIO-2	<b>Burrowing Owl Pre-Construction Clearance Survey:</b> Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012 or most recent version). 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	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>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>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<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</i> (2012 or most recent version). 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>							
<b>CULTURAL RESOURCES</b>								
CUL-1	<p><b>Cultural Resources Worker Training:</b> Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the</p>	<p>Project Applicant/Owner; Qualified Archaeologist</p>	<p>Prior to ground disturbance</p>	<p>City of Coachella, Development Services</p>	<p>Prior to ground disturbance</p>			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	Secretary of the Interior’s Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.							
CUL-2	<b>Archaeological Resources Inadvertent Discovery:</b> If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified	Project Applicant/Owner; Qualified Archaeologist	During Project Construction	City of Coachella, Development Services	During grading and earthwork			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply:</p> <ul style="list-style-type: none"> <li>If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist's determination shall be made in writing to the City.</li> <li>If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist's recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data</li> </ul>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist's recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City.</p> <ul style="list-style-type: none"> <li>Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.</li> </ul>							
CUL-3	<b>Discovery of Human Remains:</b> If human remains are found in the course of ground-disturbing activities, those	Construction Contractor; City designee;	During Project Construction	City of Coachella,	During grading and earthwork			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains' most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.	Qualified Archaeologist		Development Services				
CUL-4	<b>Native American Tribal Monitoring:</b> The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing	Project Applicant/Owner	Agreement in place prior to construction-related ground	City of Coachella, Development Services	During Ground Disturbance			





Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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.		disturbance. Monitoring during ground disturbance.					
CUL-5	<b>Cultural Resource Monitoring:</b> The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.	Project Applicant/Owner	Agreement in place prior to construction-related ground disturbance. Monitoring during ground disturbance.	City of Coachella, Development Services	During Ground Disturbance			
<b>GEOLOGY AND SOILS</b>								
GEO-1	<b>Geotechnical Design.</b> Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the Geotechnical Exploration, Proposed Residential Development – Sevilla 2,	Project Applicant/Owner; City Building Safety Department; Construction Contractor	Prior to Ground Disturbance	City of Coachella, Building and Safety Department	Prior to Ground Disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the Geotechnical Exploration. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the Geotechnical Exploration.							
GEO-2	<b>Paleontological Monitoring.</b> The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. The	Project Applicant/Owner; Qualified Paleontologist	During Ground-Disturbing Activities	City of Coachella, Development Services	During Ground-Disturbing Activities			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>following shall also be included as part of this mitigation measure:</p> <ul style="list-style-type: none"> <li>• Samples of sediments should be collected and processed to recover small fossil remains.</li> <li>• Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future.</li> <li>• A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.</li> </ul>							
<b>HAZARDS AND HAZARDOUS MATERIALS</b>								
HAZ-1	<p><b>Excavation of OCP-Impacted Soils.</b> The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.</p>	<p>Project Applicant/Owner; Qualified Geologist; Construction Contractor</p>	<p>During Project Construction</p>	<p>Construction Contractor and City of Coachella, Development Services</p>	<p>During Project Construction</p>			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.							
HAZ-2	<p><b>Excavation of DRO-Impacted Soils.</b> The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface.</p> <p>The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.</p>	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table 1, *Mitigation Monitoring and Reporting Program*, has been prepared for the Sevilla II Tentative Tract Map No. 38557 Project (the “project”). This Mitigation Monitoring and Reporting Program (MMRP) is intended to provide verification for mitigation measures (MM) and conditions of approval (COA) relative to significant environmental impacts are monitored, reported and completed. Monitoring includes: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the City of Coachella Project file.

This MMRP delineates responsibilities for monitoring the project, but also allows the City flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented. This includes the review of all monitoring reports, enforcement actions, and document disposition, unless otherwise noted in the Mitigation Monitoring and Reporting Program (Table 1). If an adopted mitigation measure is not being properly implemented, the City /designated monitoring personnel shall require corrective actions to ensure adequate implementation.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/Mitigated Negative Declaration, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.

- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties shall provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in the State CEQA Guidelines Section 15162. No change will be permitted unless the MMRP continues to satisfy the requirements of Public Resources Code Section 21081.6.



**Table 1  
 Mitigation Monitoring and Reporting Program**

Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>								
BIO-1	<b>Pre-Construction Nesting Bird Clearance Survey:</b> 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. Established	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	buffers 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.							
BIO-2	<b>Burrowing Owl Pre-Construction Clearance Survey:</b> Focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012 or most recent version). 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	Project Applicant/Owner; Qualified Biologist	Prior to ground disturbance	City of Coachella, Development Services	Prior to ground disturbance			





Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>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>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<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</i> (2012 or most recent version). 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>							
<b>CULTURAL RESOURCES</b>								
CUL-1	<p><b>Cultural Resources Worker Training:</b> Prior to commencement of ground-disturbing activities within the project area, the Applicant shall retain a qualified professional archaeologist who meets the</p>	<p>Project Applicant/Owner; Qualified Archaeologist</p>	<p>Prior to ground disturbance</p>	<p>City of Coachella, Development Services</p>	<p>Prior to ground disturbance</p>			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	Secretary of the Interior’s Standards for Archaeology. The qualified professional archaeologist shall conduct a training session and provide printed material to be presented to construction personnel. The purpose of this training and accompanying materials will be to familiarize construction personnel with the relevant legal context for cultural resources of the project, and with the types of cultural sites, features, and artifacts that could be uncovered during construction activities. This training session will be conducted before beginning construction and will be repeated as needed as construction crews change.							
CUL-2	<b>Archaeological Resources Inadvertent Discovery:</b> If archaeological material is uncovered in the course of ground-disturbing activities, work will be temporarily halted in the immediate vicinity of the find (within a 60-foot buffer) and the project applicant shall contact the qualified professional archaeologist to evaluate the significance of the find and recommend appropriate treatment for the resource in accordance with California PRC §21083.2(i) and the provisions of CEQA. The qualified	Project Applicant/Owner; Qualified Archaeologist	During Project Construction	City of Coachella, Development Services	During grading and earthwork			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>professional archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply:</p> <ul style="list-style-type: none"> <li>If the qualified professional archaeologist determines the find does not represent a cultural resource, work may resume, and no agency notifications are required. A record of the qualified professional archaeologist's determination shall be made in writing to the City.</li> <li>If the qualified professional archaeologist finds that the find represents a cultural resource and is considered potentially eligible for listing on the California Register, the City shall be notified as soon as feasible. Based upon the archaeologist's recommendations, the City shall determine whether the resource meets the significance criteria for inclusion in the California Register. If the resource is determined to be significant, avoidance must be considered. If avoidance is not feasible, then the qualified professional archaeologist shall prepare and implement appropriate treatment measures for the resource. The treatment measures may consist of data</li> </ul>							



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>recovery excavation of a statistically significant part of those portions of the site that will be damaged or destroyed by the project. Working with the qualified professional archaeologist's recommendations and in consultation with the tribes, the City shall determine the significance and appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the find is either not eligible for the CRHR, or that appropriate treatment measures have been completed to the satisfaction of the City.</p> <ul style="list-style-type: none"> <li>• Additionally, if the resource is prehistoric or historic-era and of Native American origin, as determined by a qualified professional archaeologist, then those Native American tribes that have requested consultation on the project pursuant to California PRC §21080.3.1 shall be notified of the find, and shall consult on the eligibility of the resource and the appropriate treatment measures.</li> </ul>							
CUL-3	<b>Discovery of Human Remains:</b> If human remains are found in the course of ground-disturbing activities, those	Construction Contractor; City designee;	During Project Construction	City of Coachella,	During grading and earthwork			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Excavations shall halt within 60 feet of the find, and the County Coroner shall be notified immediately. If the Coroner determines the human remains are archaeological in nature, then the Coroner shall contact the Native American Heritage Commission, which shall identify the remains' most likely descendant. A qualified professional archaeologist shall devise an appropriate treatment plan in consultation with the most likely descendant, other interested tribes, and the landowner. The City shall determine the appropriate treatment of the find. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that appropriate treatment measures have been completed to the satisfaction of the City in consultation with the most likely descendant.	Qualified Archaeologist		Development Services				
CUL-4	<b>Native American Tribal Monitoring:</b> The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing	Project Applicant/Owner	Agreement in place prior to construction-related ground	City of Coachella, Development Services	During Ground Disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	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.		disturbance. Monitoring during ground disturbance.					
CUL-5	<b>Cultural Resource Monitoring:</b> The presence of an archaeologist that meets the Secretary of Interior’s standards during any ground disturbing activities.	Project Applicant/Owner	Agreement in place prior to construction-related ground disturbance. Monitoring during ground disturbance.	City of Coachella, Development Services	During Ground Disturbance			
<b>GEOLOGY AND SOILS</b>								
GEO-1	<b>Geotechnical Design.</b> Prior to ground disturbing activities, the City of Coachella Building and Safety Department shall review final plans to verify recommendations identified in the Geotechnical Exploration, Proposed Residential Development – Sevilla 2,	Project Applicant/Owner; City Building Safety Department; Construction Contractor	Prior to Ground Disturbance	City of Coachella, Building and Safety Department	Prior to Ground Disturbance			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	prepared by Leighton and Associates, Inc. on December 8, 2021, have been incorporated into the project design. The Applicant shall implement the Earthwork and Grading Specifications identified in the Geotechnical Exploration. The specifications require the Applicant to hire a geotechnical consultant, who will supervise earthwork and ensure it is conducted in accordance with the Geotechnical Exploration.							
GEO-2	<b>Paleontological Monitoring.</b> The presence of a qualified paleontologist shall be required during all project related ground-disturbing activities reaching beyond the depth of five-feet below the current ground surface. A licensed paleontologist may be the same person as the archaeologist specified above in Mitigation Measure CUL-1 if they possess the qualifications to serve in both capacities. The monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. The	Project Applicant/Owner; Qualified Paleontologist	During Ground-Disturbing Activities	City of Coachella, Development Services	During Ground-Disturbing Activities			





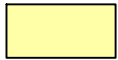
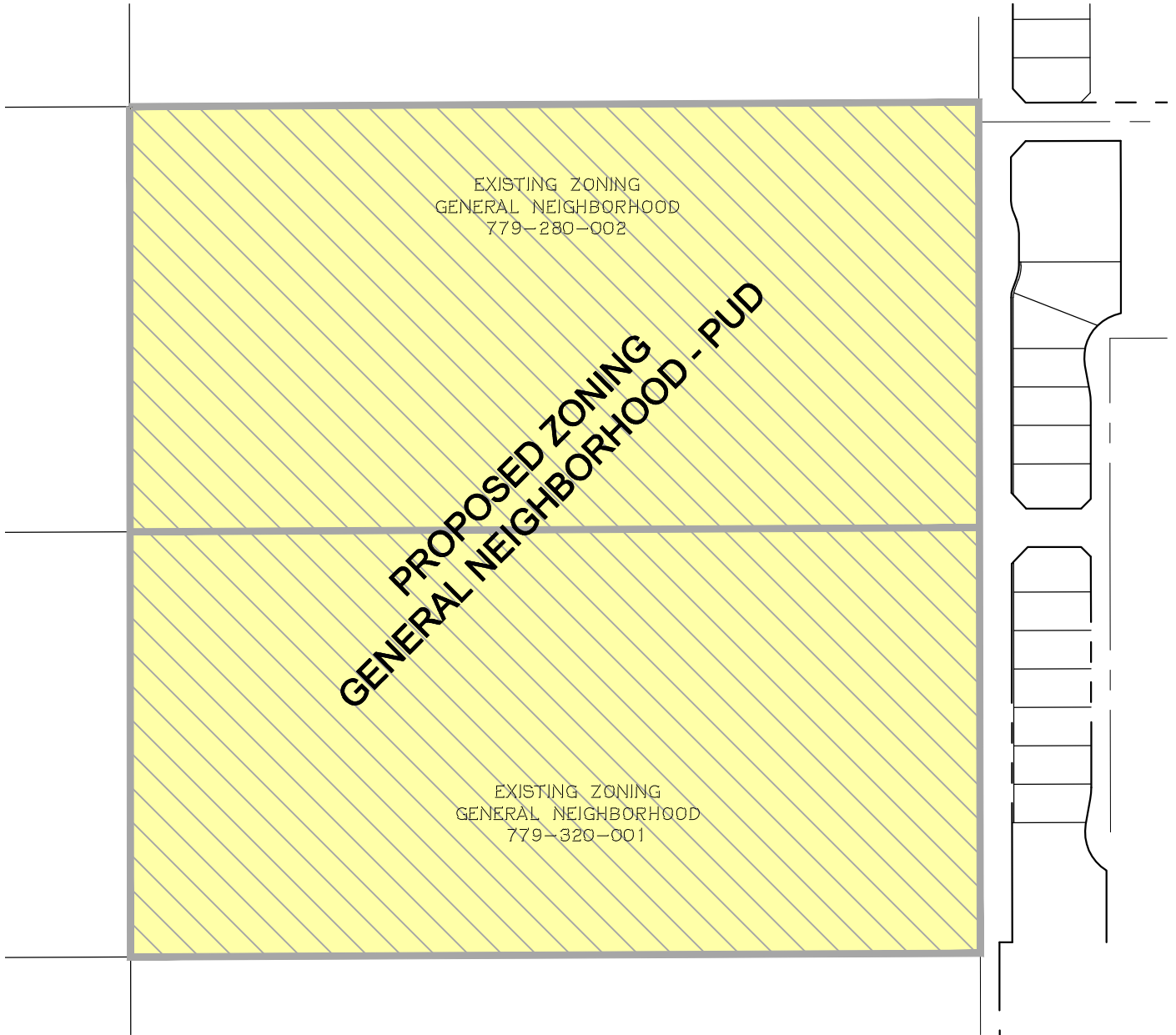
Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	<p>following shall also be included as part of this mitigation measure:</p> <ul style="list-style-type: none"> <li>• Samples of sediments should be collected and processed to recover small fossil remains.</li> <li>• Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would for further research in the future.</li> <li>• A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above. The approval of the report and the inventory by the City of Coachella would signify completion of this mitigation plan.</li> </ul>							
<b>HAZARDS AND HAZARDOUS MATERIALS</b>								
HAZ-1	<p><b>Excavation of OCP-Impacted Soils.</b> The construction contractor shall ensure that OCP-impacted soils identified in the vicinity of boring AST6, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in area surrounding boring AST6, to a depth of 2-feet below ground surface.</p>	<p>Project Applicant/Owner; Qualified Geologist; Construction Contractor</p>	<p>During Project Construction</p>	<p>Construction Contractor and City of Coachella, Development Services</p>	<p>During Project Construction</p>			



Mitigation Number	Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification of Compliance		
						Initials	Date	Remarks
	The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.							
HAZ-2	<p><b>Excavation of DRO-Impacted Soils.</b> The construction contractor shall ensure that DRO-impacted soils identified in the vicinity of boring AST1 and AST2, as shown on Figure 4 of the Phase I and Phase II ESA, is removed and properly disposed offsite. The removal shall be 10-feet by 10-feet in the area surrounding boring AST1 and AST2, to a depth of 2-feet below ground surface.</p> <p>The applicant shall obtain a qualified geologist, who shall collect confirmation soil samples from the sidewalls and bottom of the resulting excavation to ensure contaminated soil does not remain in-place. The geologist may require further excavation of contaminated soils, if applicable.</p>	Project Applicant/Owner; Qualified Geologist; Construction Contractor	During Project Construction	Construction Contractor and City of Coachella, Development Services	During Project Construction			

# TENTATIVE TRACT NO. 38557

PULTE HOMES - SEVILLA II  
CZ NO. 22-05 CHANGE OF ZONE EXHIBIT  
COACHELLA, CALIFORNIA



EXISTING ZONING; GENERAL NEIGHBORHOOD



PROPOSED ZONING; GENERAL NEIGHBORHOOD - PUD

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT NO. 38557**  
 LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

Item 3.



**VICINITY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

LOTS 2 & 3 OF MAP OF SECTION 1, 16 004/083  
 A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 7 EAST OF THE 1st MERIDIAN, S.B.M. 445-0700.

**TOPOGRAPHY**

DLANE APICAL SURVEY, INC.  
 7117 WILLOW AVE., SUITE A  
 PALMDALE, CA 93553  
 PHONE: (909) 869-0200  
 DATE PLANNED: JULY 01, 2022

**FLOOD ZONE**

THIS PROJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD DAMAGE RISK MAP COMMUNITY PANEL NO. 060200000000 DATED MARCH 5, 2018.

**ASSESSOR'S PARCEL NUMBER**

779-020-001

**ZONING**

DISTRICT 04 (D4) - SINGLE-FAMILY RESIDENTIAL (S-F)  
 MULTI-FAMILY RESIDENTIAL (M-F)

PERMITTED (M-F) - GENERAL HOUSING, PD

**SCHOOL DISTRICT**

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
 52025 ORCHARD STREET  
 BISHOP, CA 92314  
 PHONE: (760) 330-0137

**SITE DATA**

PROJECT SITE - 31.35 ACROSS ACRES, 26.56 NET ACRES  
 PROPOSED LOT AREA, (LOTS 1-204) - 1,157,800 SF (26.56 AC)  
 PROPOSED PUBLIC STREET "A" TRIN "C" - 415,000 SF (9.43 AC)  
 PROPOSED PUBLIC STREET (VAN BUREN) - 66,430 SF (1.53 AC)  
 PROPOSED MEDIAN SPACE LOTS "A" TRIN "C" - 115,396 SF (2.66 AC)  
 PROPOSED WALKWAY, LOT "C" - 10,200 SF (0.23 AC)

**UTILITY PURVEYORS**

WATER  
 COACHELLA WATER AUTHORITY  
 1010 SOUTH STREET  
 COACHELLA, CA 92326  
 PHONE: (760) 330-8100

SEWER  
 COACHELLA SANITARY DISTRICT  
 1010 SOUTH STREET  
 COACHELLA, CA 92326  
 PHONE: (760) 330-8100

SEWER  
 CALIFORNIA GAS COMPANY  
 45-000 TRIN AVENUE  
 INDIA CA 92201  
 PHONE: (800) 457-0200

ELECTRIC  
 SOUTHWEST ELECTRIC DISTRICT  
 3900 AVENUE 50  
 LA MESA, CA 92045  
 PHONE: (760) 335-3640

TELEPHONE  
 SOUTHWEST COMMUNICATIONS  
 5000 NORTH STREET  
 BELLEVILLE, CA 92303  
 PHONE: (877) 462-6640

CELE  
 WESTERN  
 47025 CORN AVENUE  
 PALM BEACH, CA 92211  
 PHONE: (760) 330-8000

**LEGEND**

- PROPOSED PROJECT BOUNDARY
- PROPOSED EDGE OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING GROUND BREAKDOWN LINE

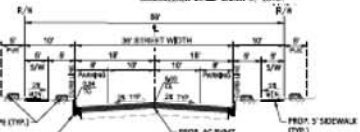
**ABBREVIATIONS**

- A.C. AFFRUIT CONCRETE PAVEMENT
- A.C. AFFRUIT ASPHALT CONCRETE PAVEMENT
- A.C. AFFRUIT ASPHALT
- C.L. CENTERLINE
- E.C. EXISTING CENTERLINE
- E.M. EXISTING MEDIAN
- E.P. EXISTING PAVEMENT
- E.S. EXISTING SIDEWALK
- E.G. EXISTING GUTTER
- E.T. EXISTING TRAFFIC
- P.C. PUBLIC UTILITY EMBLEM
- P.F. PUBLIC UTILITY FINDER
- P.H. PUBLIC UTILITY HOLE
- P.R. PUBLIC UTILITY RIGHT OF WAY
- S.S. SIDEWALK
- S.P. SIDEWALK PAVEMENT
- T.P. TRAFFIC

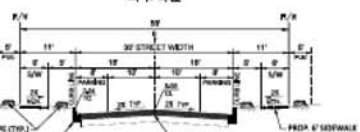
**CANT**  
 DC  
 375 101E 430  
 10, CA 92381  
 100-000004

**B**  
 POLY FARM, INC.  
 COACHELLA, CA 92326  
 100-000004

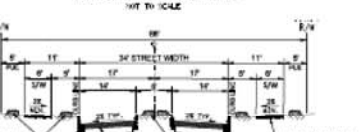
**ENGINEER**  
 MICHAEL BAKER INTERNATIONAL  
 9750 CLAREMONT MESA DRIVE, SUITE 100  
 SAN DIEGO, CA 92124  
 100-000004



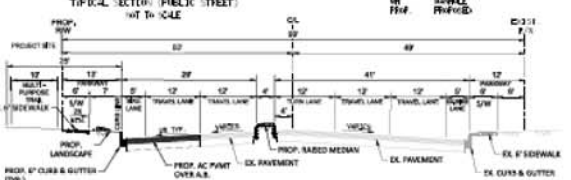
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NOT TO SCALE



**RESIDENTIAL STREET "B"**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



**ENTRY WAY "A" & "T"**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



**VAN BUREN STREET**  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE

**VILLA II**

Coachella, California  
 9-280-002 & 779-320-001

**APPLICANT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92694  
 CONTACT: DAVID DEWEGEL; (760) 378-9334

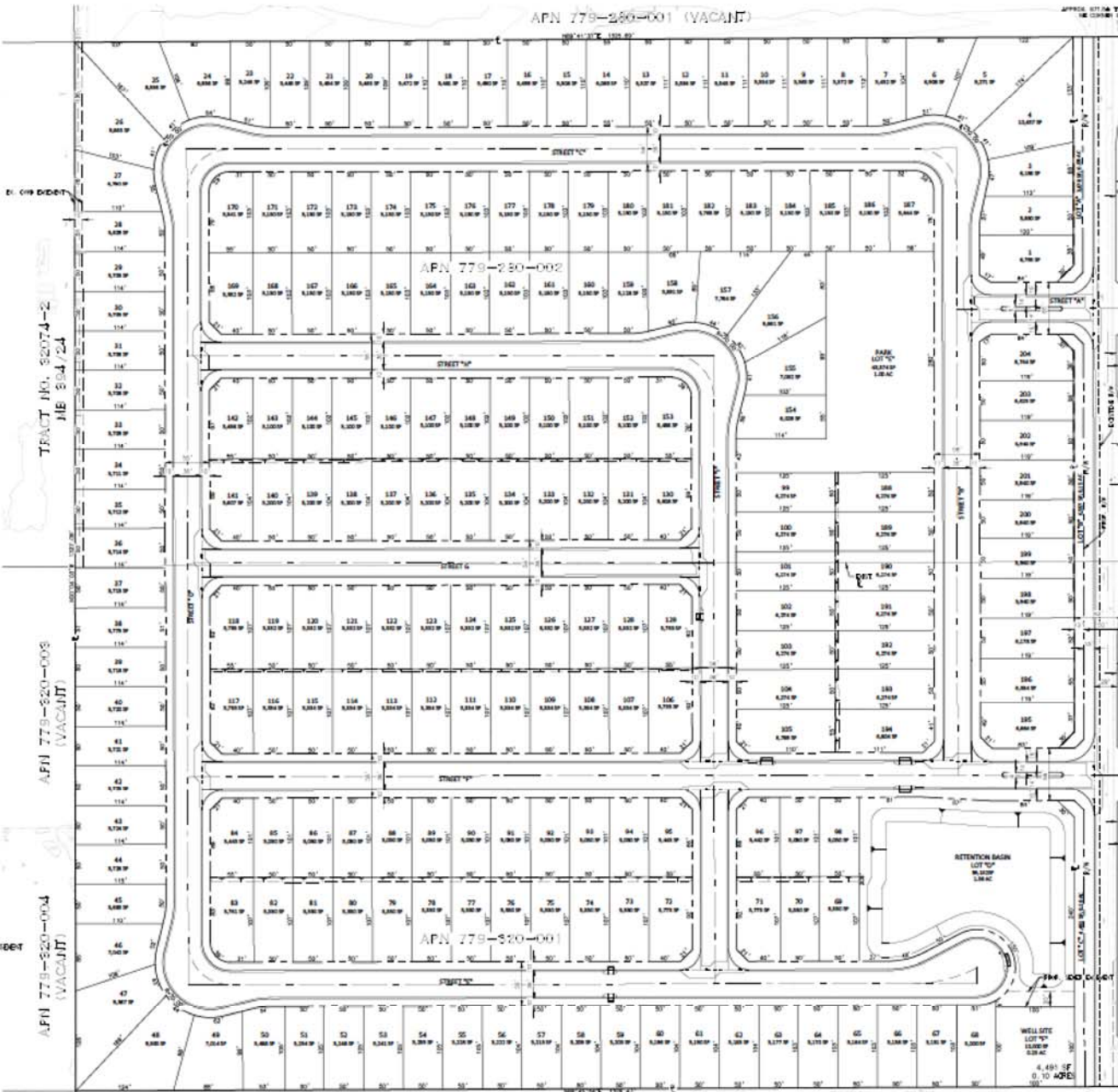
**OWNER OF RECORD:**  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 278  
 COACHELLA, CA 92326  
 CONTACT: NICK NIGOSIAN

**PLANNER:**  
 MICHAEL BAKER INTERNATIONAL  
 9750 CLAREMONT MESA DRIVE, SUITE 100  
 SAN DIEGO, CA 92124-3313  
 CONTACT: STEVE WRAGG; (858) 614-5059

**ENGINEER:**  
 MICHAEL BAKER INTERNATIONAL  
 9750 CLAREMONT MESA DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

**ARCHITECT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92694  
 CONTACT: DUSTIN MOYER

**LANDSCAPE ARCHITECT:**  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9611



**Exhibit D - Resolution No. PC2023-28**  
**CONDITIONS OF APPROVAL FOR**  
**TENTATIVE TRACT MAP NO. 38557, CONDITIONAL USE PERMIT NO. 372,**  
**ARCHITECTURAL REVIEW NO. 23-13**  
**SEVILLA II PROJECT**

**General Conditions**

1. Tentative Tract Map 38557 CUP 372 and AR 23-13 is approved for a 204-lot subdivision with a minimum lot size of 5,000 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 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 38557 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. 23-13 and Tentative Tract Map No. 33587), 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 shall provide a perimeter landscaped setback along Van Buren Avenue in accordance with the Development Plan Set contained in Exhibit E of Attachment 1.
7. 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 38557 in accordance with the conceptual landscape plans contained in the Design Guidelines, subject to review by the Development Services Director and City Engineer.
8. The neighborhood park shall be constructed prior to the issuance of the 101<sup>st</sup> occupancy permit and shall be constructed in accordance with the conceptual landscape plans contained in the Development Plan Set attached contained in Exhibit E of Attachment 1
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.

Coachella Valley Water District

15. 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.
16. 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.

17. 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.
18. 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.
19. 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:**

#### **Final Map**

20. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
21. All public streets shall be dedicated to City of Coachella.
22. 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.
23. 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.

#### **GENERAL:**

24. 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.
25. 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.

26. 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.
27. 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.
28. 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.
29. 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.
30. 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:**

31. Prepare and submit rough grading and erosion control plans for the project.
32. The project's soils engineer shall certify to the adequacy of the grading plan.
33. 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:**

34. 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.

35. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
36. 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.
37. 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:**

38. 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 %.
39. 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.
40. 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, modified per staff for additional parkway with 99 feet of right-of-way as per Tentative Tract Map No, 38557.
    - b. Street measured at Center line to westerly curb shall have a width of 37-foot
    - c. 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.
    - d. Applicant shall construct transition street lane from property limits going south and/or going north as required to the satisfaction of the City Engineer
    - e. Applicant shall install curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drains, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.

- f. 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
- 2) Interior 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, modified per Staff to allow for more parkway with 56 feet minimum of right-of-way as per Tentative Tract Map No. 38557.
    - b. Street measured from curb to curb shall have a width of 36-feet per Tentative Tract Map No. 38577 and per Fire Department comments for parking on both sides of street.
    - 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

**SEWER AND WATER IMPROVEMENTS:**

41. Sewer and Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
42. 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:**

43. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
44. 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, 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.
45. 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.

46. 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:**

47. 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.

**Street Lights:**

48. The developer shall pay applicable fees to energize street lights to the appropriate agency, and shall verify that all street lights within each phase are operational prior to issuance of the 1<sup>st</sup> Certificate of Occupancy for each phase. Temporary street lights may be interim with City Engineer approval.

**Utilities Department – Water and Wastewater:**

49. The applicant shall be required to establish a connection to the City's water and wastewater systems.
50. The applicant shall follow the design criteria for potable water and wastewater and shall submit a deposit for the completion of a hydraulic network analysis to determine impacts to the systems and necessary improvements.
51. The potable water and wastewater system pipelines shall be designed in accordance with the latest revisions to the City Standard Specifications and Standard City Drawings.
52. The applicant is responsible for contacting the City for the latest revisions to the City Standard Specifications and Standard City Drawings.
53. The applicant is responsible for all improvements necessary to adequately provide service to the project as determined by the hydraulic analysis and the City.
54. All potable water service lines shall be copper tubing (Type K Soft) (Polyethylene Encased), Standard Drawing W-8 has been revised.

55. Prior to acceptance of the first set of plans for plan check, the hydraulic analysis shall be complete.
56. On tracts with residential units exceeding 100, the Developer will be required to provide, at a minimum, a 100 foot square fully developed well site (graded site, block wall, etc.). Drilling and development of the well may be required as determined by the City. If it were necessary to build the well for purposes of adequately providing supply to the project, Developer would receive credit against water impact fees for those costs.

**Conditions of approval specific to Architectural Review No. 23-13 and CUP No. 372**

57. This architectural review is granted to approve common area landscaping and fencing improvements for the “Sevilla II” community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38557 (“Sevilla II”), to include a “Traditional Spanish”, “Praire” and “Desert Contemporary” theming 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.
58. 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. 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.
59. 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.
60. Trees adjacent to sidewalks for common areas and typical residential lots shall include a design for root barriers to prevent damage to sidewalks.
61. 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.
62. 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.

63. 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.
64. 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.
65. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.
66. 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.
67. The neighborhood park landscape plan shall include an itemized list of park amenities with descriptions and illustrations to the Development Services Department for approval prior to installation.
68. The neighborhood park landscape plan shall incorporate native and edible landscaping for both groundcover, shrubs, and trees.
69. The applicant shall work with the Development Services Department to provide utility stub outs to enable the development of community garden plots.
70. 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.
71. The proposed residences shall incorporate decorative 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.
72. 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.
73. 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.
74. Applicant shall limit light-related impacts of potential light spillover through shielding and screening of proposed lighting on buildings, streets and common areas.

# SEVILLA II

## PLANNING APPLICATION

### SHEET INDEX:

- PUD.01 COVER SHEET
- PUD.02 SITE PLAN
- C1.0 TENTATIVE TRACT MAP
- C1.1 PRELIMINARY GRADING PLAN
- C1.2 PRELIMINARY UTILITY PLAN
- C1.3 PRELIMINARY SITE PLOTTING
- C1.4 PARKING ANALYSIS EXHIBIT
- C1.5 PHASING EXHIBIT
- L1.0 OVERALL WALL & FENCE PLAN
- L1.1 ENLARGEMENTS - RETENTION & SOUTH ENTRY
- L1.2 ENLARGEMENTS - NORTH ENTRY, PARKWAY, & MEDIAN
- L1.3 ENLARGEMENTS - PARKS
- L1.4 IMAGES
- L1.5 TYPICAL FRONT YARD
- A1.0 STREET SCENE
- A1.1 4019-1 FLOOR PLAN 'A' - SPANISH
- A1.2 4019-1 FRONT ELEVATIONS
- A1.3 4019-1 ELEVATIONS 'A' - SPANISH
- A1.4 4019-1 FLOOR PLAN 'B' - DESERT CONTEMPORARY
- A1.5 4019-1 ELEVATIONS 'B' - DESERT CONTEMPORARY
- A1.6 4019-1 FLOOR PLAN 'C' - PRAIRIE
- A1.7 4019-1 ELEVATIONS 'C' - PRAIRIE
- A2.0 3823-1 FLOOR PLAN 'A' - SPANISH
- A2.1 3823-1 FRONT ELEVATIONS
- A2.2 3823-1 ELEVATIONS 'A' - SPANISH
- A2.3 3823-1 FLOOR PLAN 'B' - DESERT CONTEMPORARY
- A2.4 3823-1 ELEVATIONS 'B' - DESERT CONTEMPORARY
- A2.5 3823-1 FLOOR PLAN 'C' - PRAIRIE
- A2.6 3823-1 ELEVATIONS 'C' - PRAIRIE
- A3.0 4028-2 FLOOR PLAN 'A' - SPANISH
- A3.1 4028-2 FRONT ELEVATIONS
- A3.2 4028-2 ELEVATIONS 'A' - SPANISH
- A3.3 4028-2 FLOOR PLAN 'B' - DESERT CONTEMPORARY
- A3.4 4028-2 ELEVATIONS 'B' - DESERT CONTEMPORARY
- A3.5 4028-2 FLOOR PLAN 'C' - PRAIRIE
- A3.6 4028-2 ELEVATIONS 'C' - PRAIRIE
- A4.0-A4.9 SHADE STUDY

### PROJECT SITE:

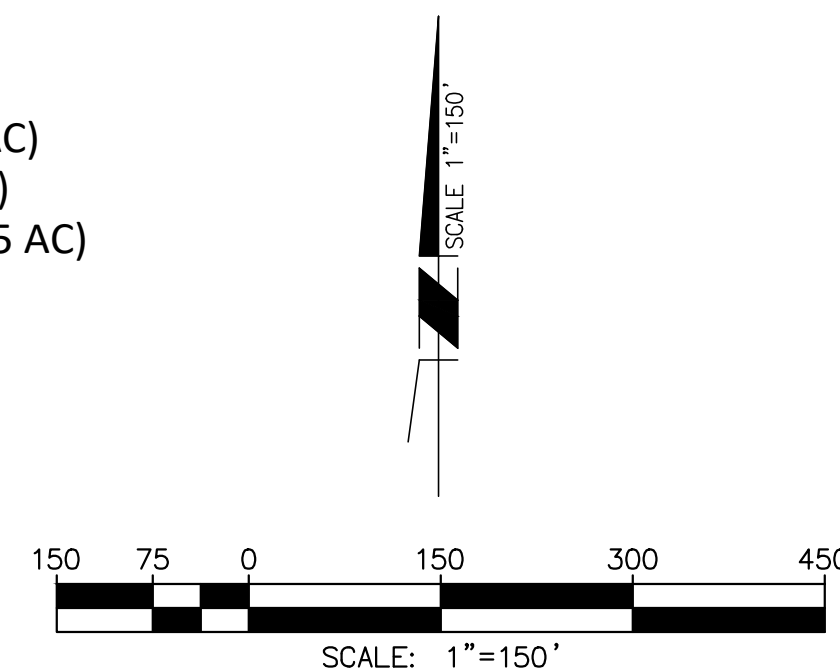
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-S)  
MULTI-FAMILY RESIDENTIAL (R-M)  
PROPOSED ZONING: GENERAL NEIGHBORHOOD, PUD

EXISTING GENERAL PLAN: GENERAL NEIGHBORHOOD  
PROPOSED GENERAL PLAN: GENERAL NEIGHBORHOOD

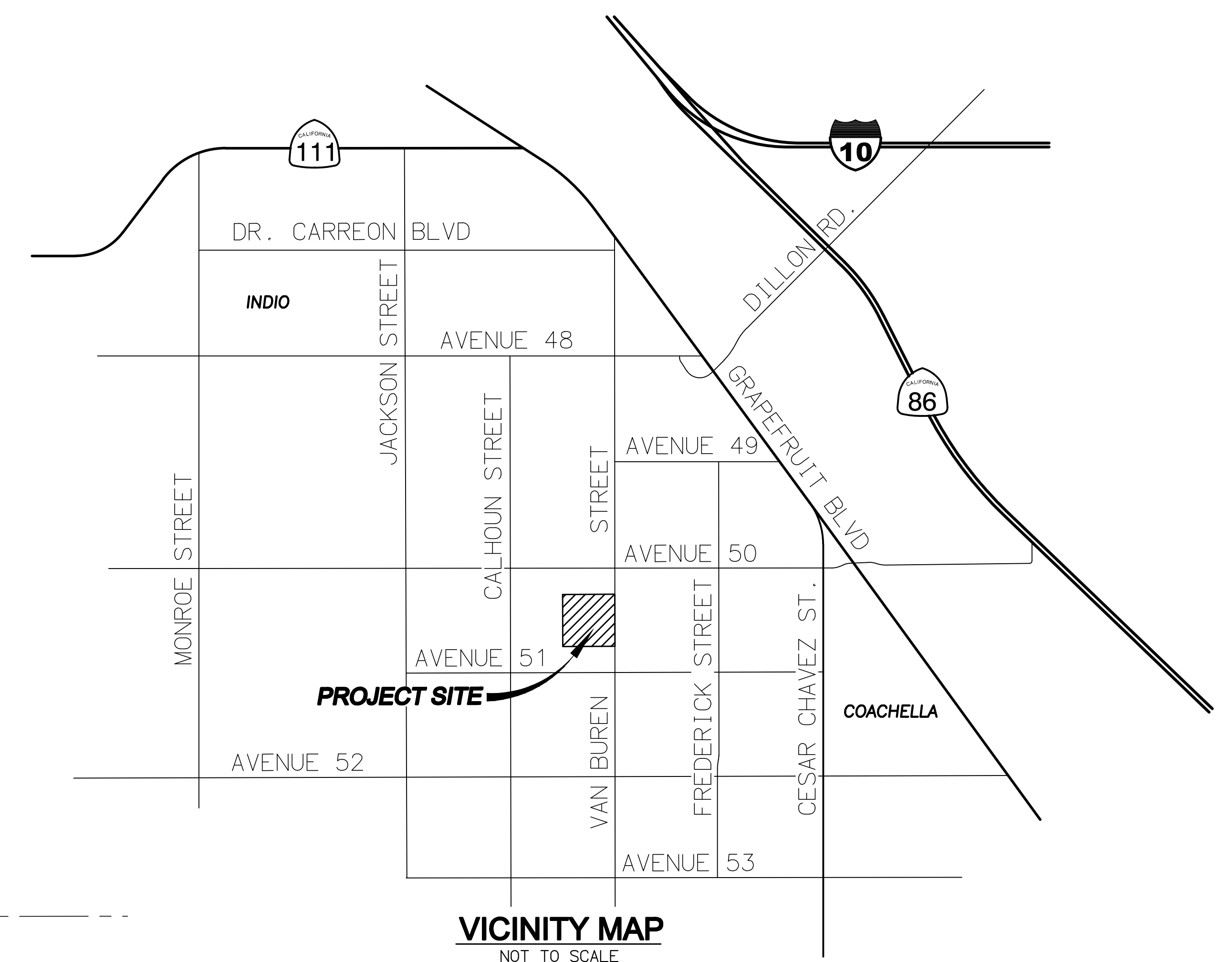
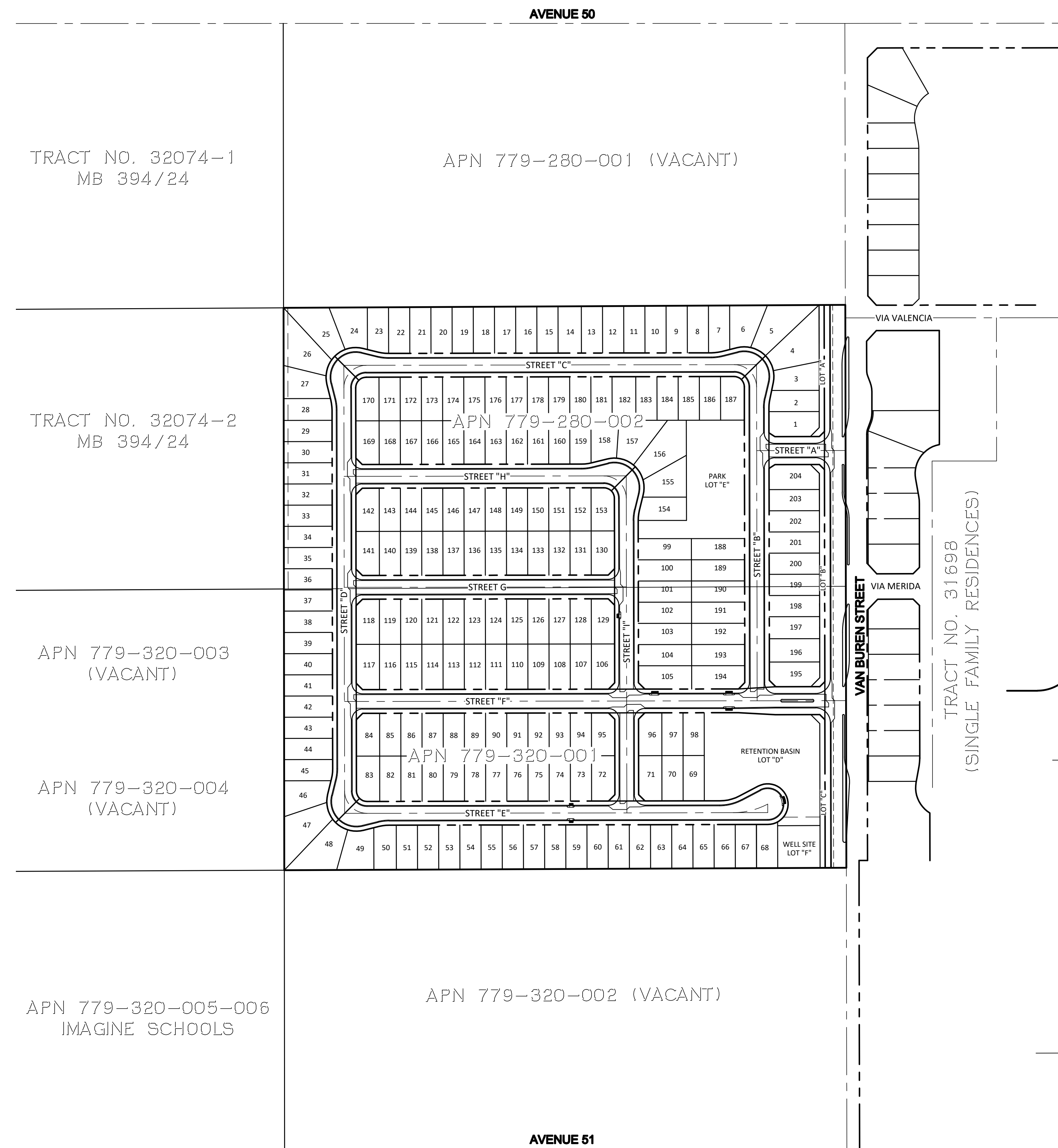
PROJECT SITE: 26.58 NET ACRES  
39.35 GROSS ACRES

PROPOSED NET DENSITY: 7.7 DUA

TOTAL UNITS: 204 UNITS  
PROPOSED LOT AREA: 1,157,900 SF (26.58 AC)  
PROPOSED PUBLIC STREETS "A" THRU "I": 410,992 SF (9.43 AC)  
PROPOSED PUBLIC STREET (VAN BUREN): 66,420 SF (1.53 AC)  
PROPOSED OPEN SPACE LOTS "A" THRU "E": 115,366 SF (2.65 AC)  
PROPOSED WELL SITE, LOT "F": 10,000 SF (0.23 AC)



DEVELOPMENT STANDARDS		
STANDARD	EXISTING	PROPOSED
MIN. LOT SIZE	7,200 SF	5,000 SF
MIN. LOT DIMENSIONS	60' X 100'	50' X 100'
MIN. FRONT SETBACK	20'	20'
MIN. REAR SETBACK	15'	15'
MIN. SIDE SETBACK	5'	5'
MIN. CORNER LOT SETBACK FROM STREET	10'	10'
MIN. UNIT SIZE	1,150 SF	1,150 SF
MAX. LOT COVERAGE	40%	40%
MAX. BUILDING HEIGHT	35'	35'



INDEX MAP  
SCALE: 1"=150'

VICINITY MAP  
NOT TO SCALE

## SEVILLA II

## COVER SHEET

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

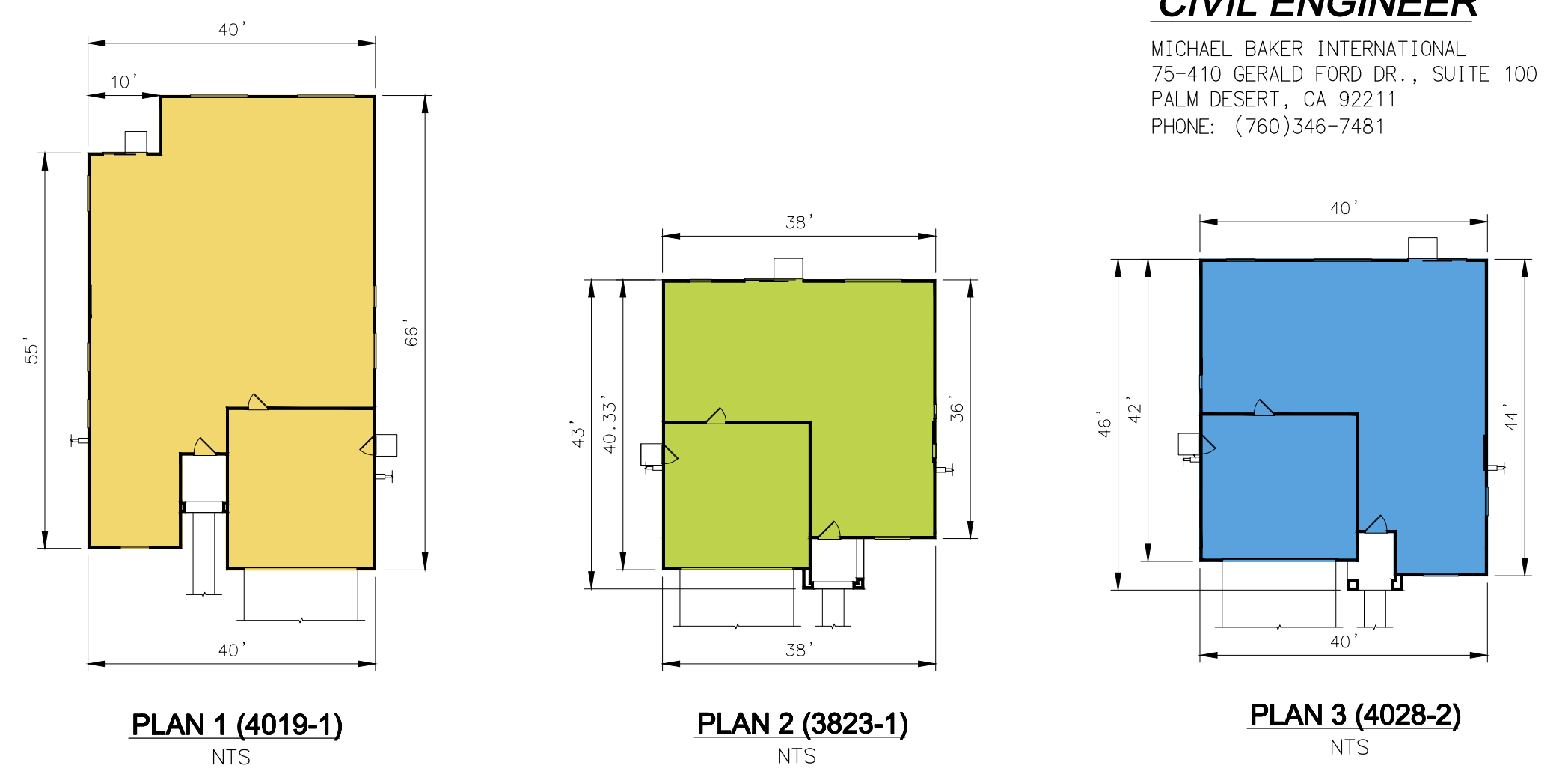
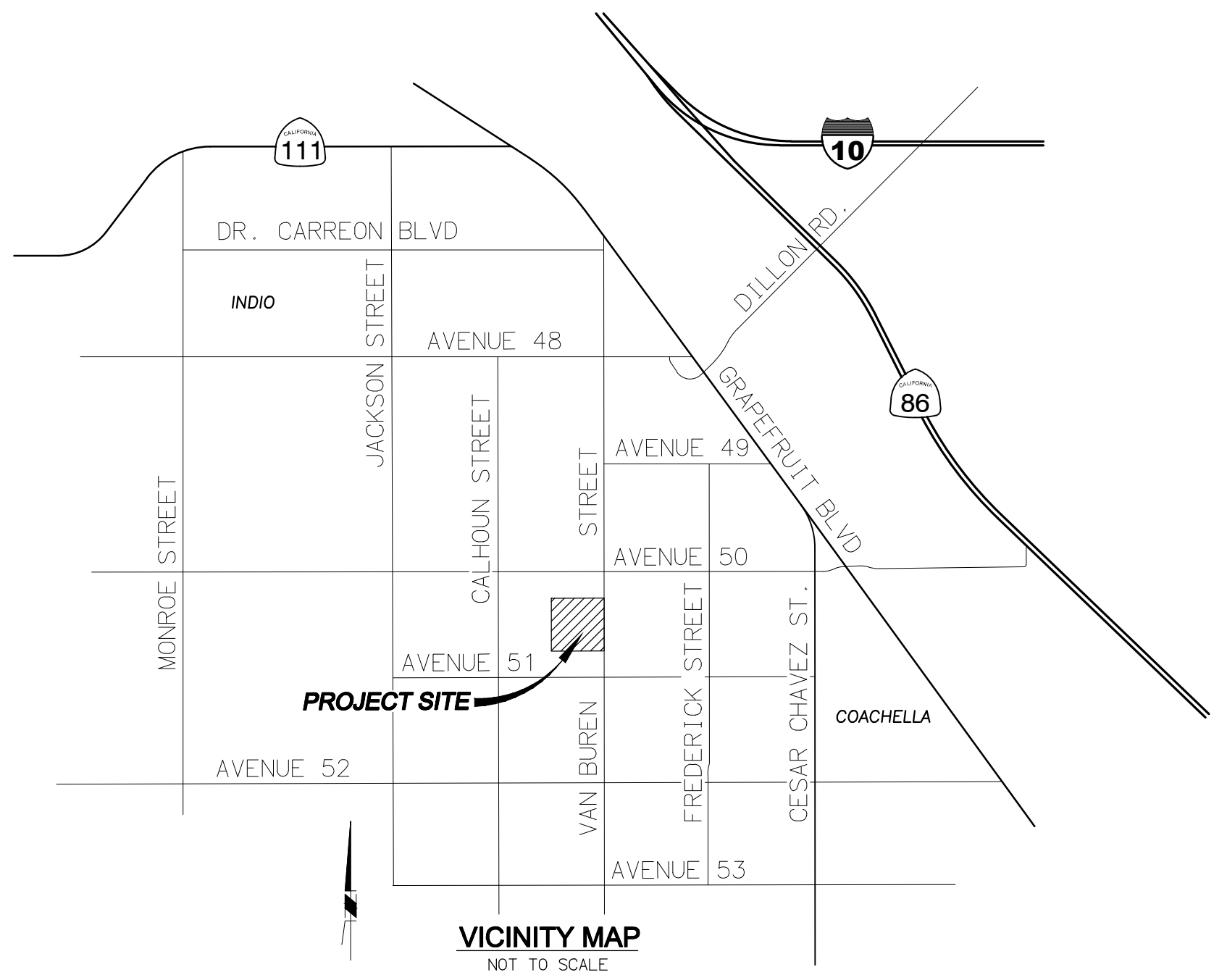
DRAWING NO:

**PUD.01**

# TENTATIVE TRACT NO. 38557 - PLANNED UNIT DEVELOPMENT (PUD) SITE PLAN

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

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



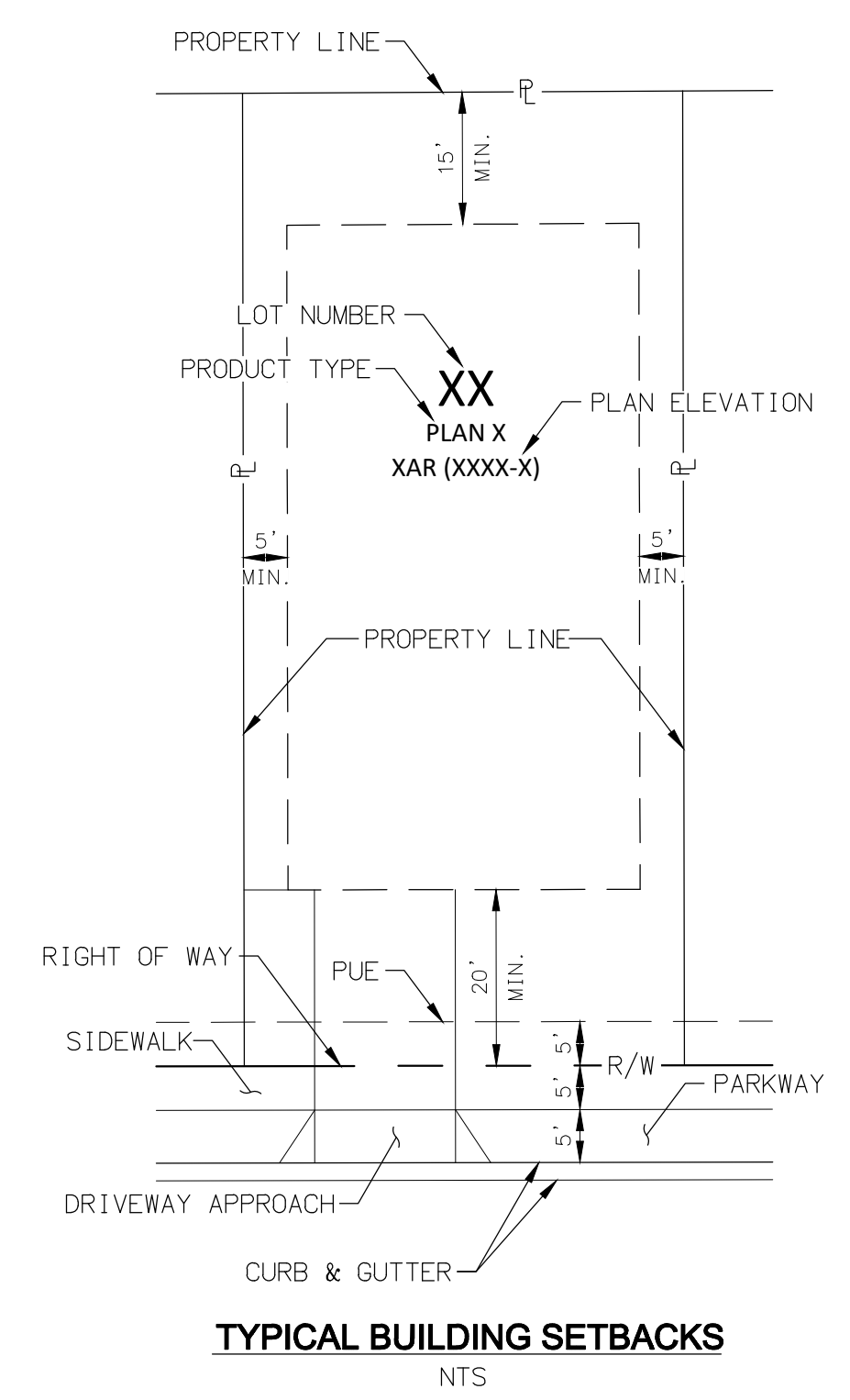
**APPLICANT**  
 PULTE HOME COMPANY, LLC  
 27401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI  
 PHONE: (760)578-9334

**OWNER**  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276, COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

**CIVIL ENGINEER**  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DR., SUITE 100  
 PALM DESERT, CA 92211  
 PHONE: (760)346-7481

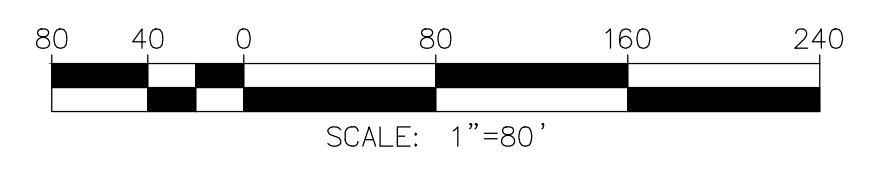
**PLOT MIX**

PLAN 1A (4019-1)	25 LOTS
PLAN 1B (4019-1)	22 LOTS
PLAN 1C (4019-1)	21 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
PLAN 2A (3823-1)	26 LOTS
PLAN 2B (3823-1)	20 LOTS
PLAN 2C (3823-1)	22 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
PLAN 3A (4028-2)	19 LOTS
PLAN 3B (4028-2)	24 LOTS
PLAN 3C (4028-2)	25 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
<b>OVERALL TOTAL</b>	<b>204 LOTS</b>



**LEGEND**

STOP/STREET SIGN	[Symbol]
STREET LIGHT	[Symbol]
FIRE HYDRANT	[Symbol]
WATER METER/LATERAL	[Symbol]
WATER VALVE	[Symbol]
SEWER MANHOLE	[Symbol]
SEWER CLEANOUT/LATERAL	[Symbol]
CATCH BASIN	[Symbol]
CURB & GUTTER	[Symbol]
PROPERTY LINE	[Symbol]
CENTERLINE	[Symbol]
RIGHT-OF-WAY (R/W)	[Symbol]
EASEMENT LINE	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED SEWER LINE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING SEWER LINE	[Symbol]
EXISTING IRRIGATION LINE	[Symbol]
"STOP" PAVEMENT MARKING	[Symbol]



## SEVILLA II

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
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27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
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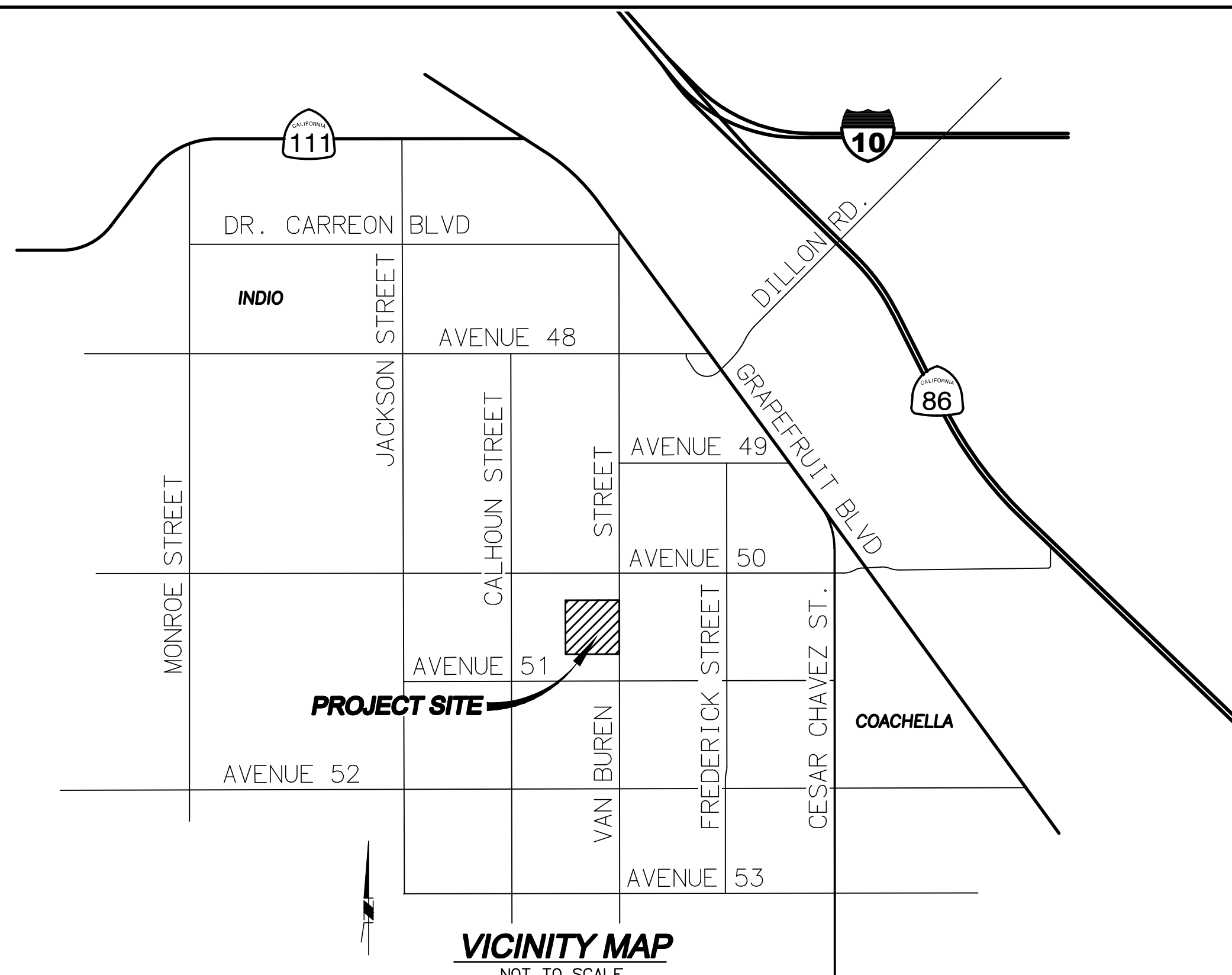
LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DATE:  
2023. 08. 16

DRAWING NO:  
**PUD.02**

# TENTATIVE TRACT NO. 38557

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



VICINITY MAP  
NOT TO SCALE

### APPLICANT

PULTE GROUP, INC.  
27401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGEL  
PHONE: (760)578-9334

### OWNER

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### CIVIL ENGINEER

MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DR., SUITE 100  
PALM DESERT, CA 92211  
PHONE: (760)346-7481

### LEGAL DESCRIPTION

LOTS 2 & 3 OF MAP OF SECTION 1, MB 004/063

A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE SAN BERNARDINO BASELINE AND MERIDIAN.

### TOPOGRAPHY

INLAND AERIAL SURVEYS, INC.  
7117 ARLINGTON AVE., SUITE A  
RIVERSIDE, CA 92503  
PHONE: (951)687-4252  
DATE FLOWN: JULY 01, 2022

### FLOOD ZONE

THIS SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED "ZONE X" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06065C2262H DATED MARCH 5, 2018.

### ASSESSOR'S PARCEL NUMBER

779-280-002 & 779-320-001

### ZONING

EXISTING ZONING - SINGLE FAMILY RESIDENTIAL (R-S)  
MULTI-FAMILY RESIDENTIAL (R-M)

PROPOSED ZONING - GENERAL NEIGHBORHOOD, PUD

### SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
87-225 OHARF STREET  
THERMAL, CA 92274  
PHONE: (760)399-5137

### SITE DATA

PROJECT SITE - 39.35 GROSS ACRES; 26.58 NET ACRES  
PROPOSED LOT AREA, (LOTS 1-204) - 1,157,900 SF (26.58 AC)  
PROPOSED PUBLIC STREETS "A" THRU "I" - 410,992 SF (9.43 AC)  
PROPOSED PUBLIC STREET (VAN BUREN) - 66,420 SF (1.53 AC)  
PROPOSED OPEN SPACE LOTS "A" THRU "E" - 115,366 SF (2.65 AC)  
PROPOSED WELL SITE, LOT "F" - 10,000 SF (0.23 AC)

### UTILITY PURVEYORS

WATER  
COACHELLA WATER AUTHORITY  
1515 SIXTH STREET  
COACHELLA, CA 92236  
PHONE: (760)501-8100

SEWER  
COACHELLA SANITARY DISTRICT  
1515 SIXTH STREET  
COACHELLA, CA 92236  
PHONE: (760)501-8100

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
45-123 TOWNE AVENUE  
INDIO, CA 92201  
PHONE: (800)427-2200

ELECTRIC  
IMPERIAL IRRIGATION DISTRICT  
81-600 AVENUE 58  
LA QUINTA, CA 92253  
PHONE: (760)335-3640

TELEPHONE  
FRONTIER COMMUNICATIONS  
9 SOUTH 4TH STREET  
REDLANDS, CA 92373  
PHONE: (877)462-6640

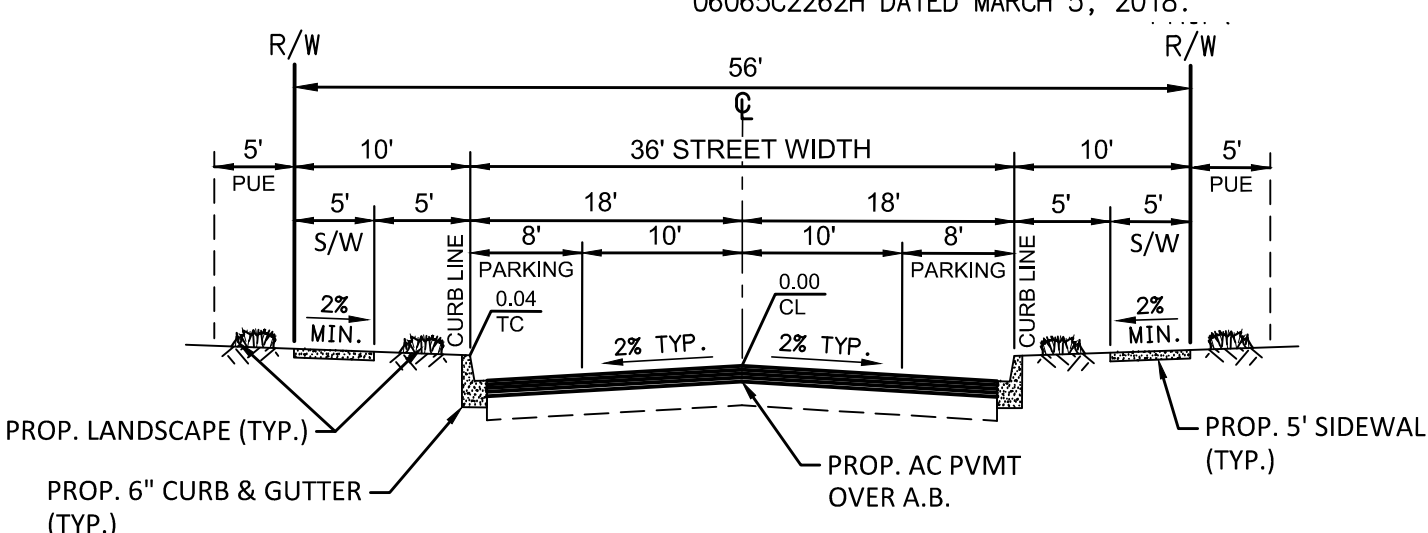
CABLE  
SPECTRUM  
41-725 COOK AVENUE  
PALM DESERT, CA 92211  
PHONE: (760)674-9656

### LEGEND

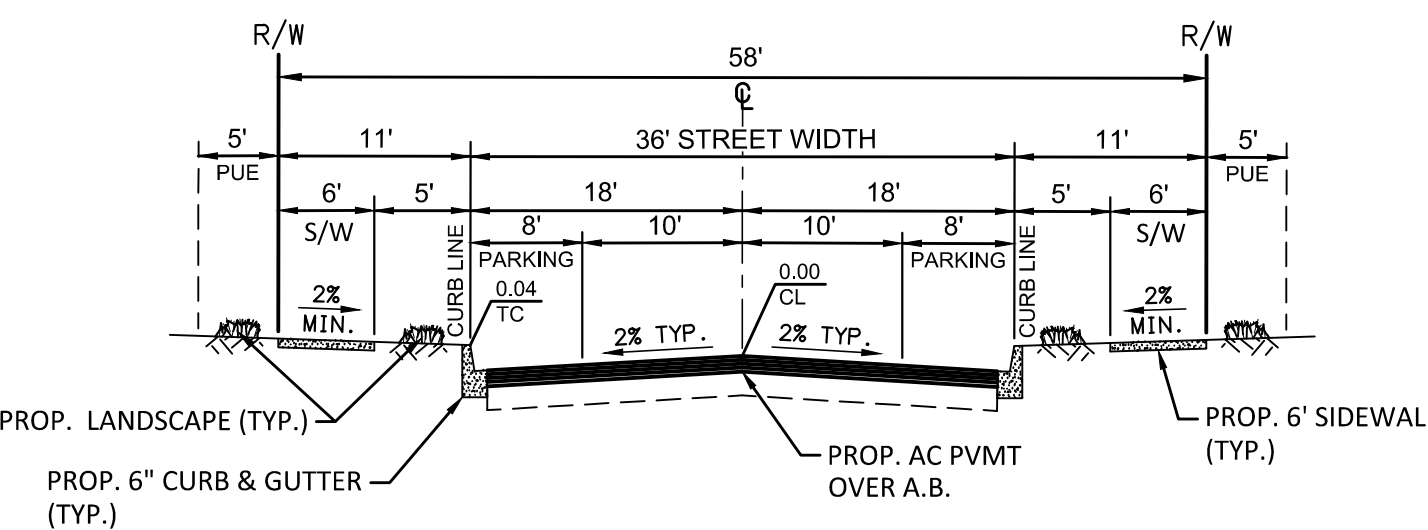
- PROPOSED PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING CIVID IRRIGATION LINE

### ABBREVIATIONS

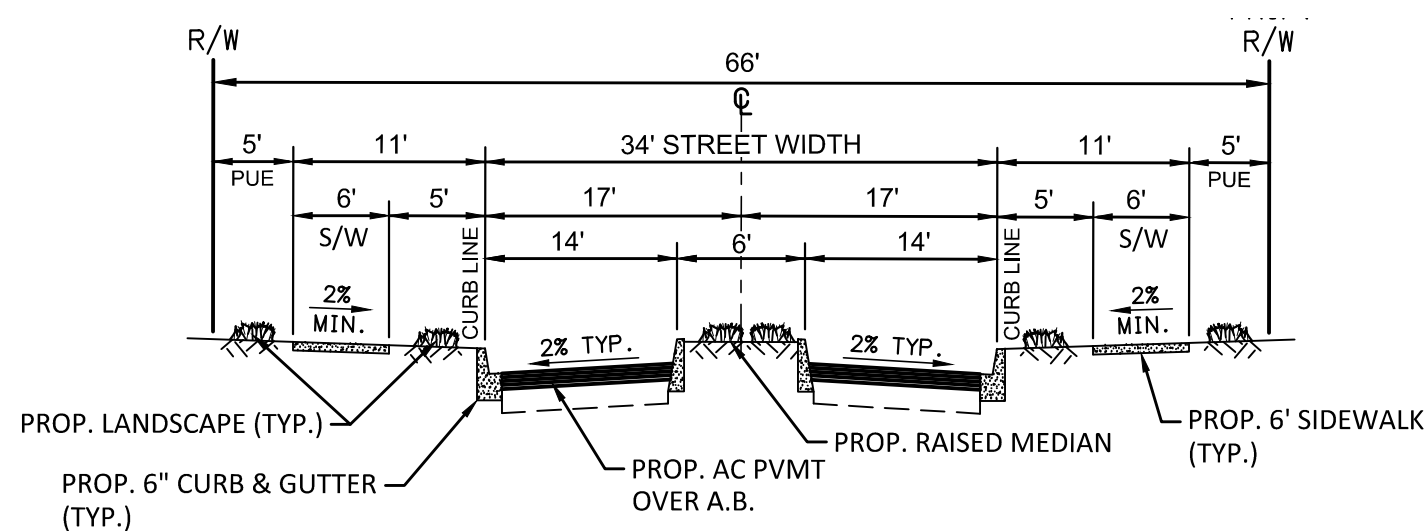
- A.B. AGGREGATE BASE
- AC P.V.M.T. ASPHALT CONCRETE PAVEMENT
- AC ASPHALT
- C/L CENTERLINE
- EX. EXISTING
- MH MANHOLE
- PROP. PROPOSED
- P.V.E. PUBLIC UTILITY EASEMENT
- P.V.M.T. PAVEMENT
- R. RADIUS
- R/W RIGHT OF WAY
- S/W SIDEWALK
- SF SQUARE FOOTAGE
- TYP. TYPICAL



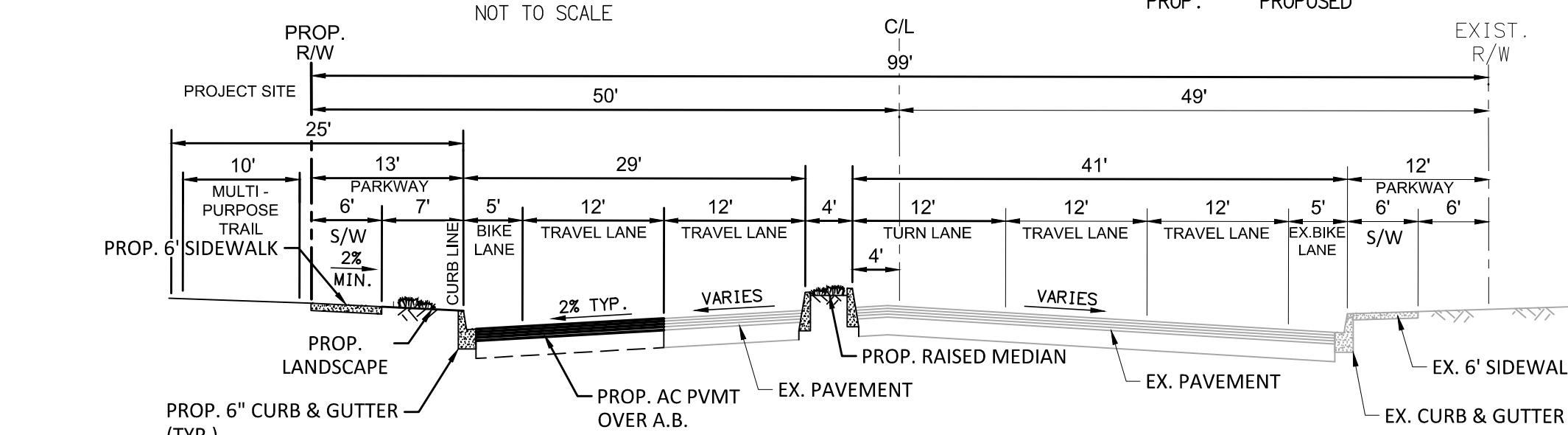
RESIDENTIAL STREET "C" - "I"  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



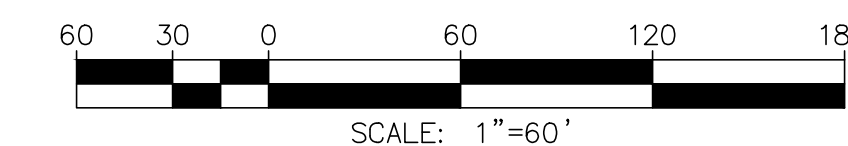
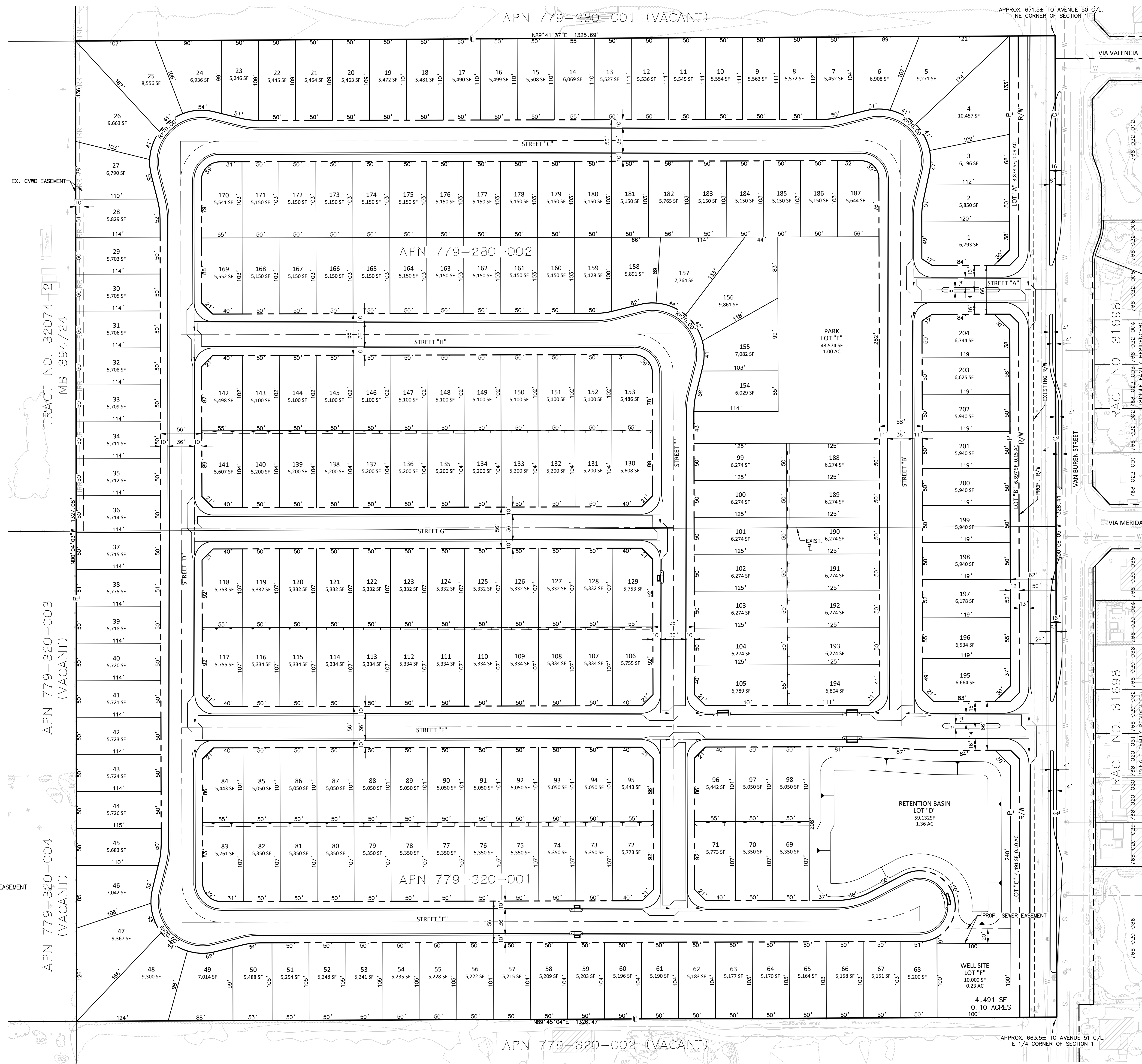
RESIDENTIAL STREET "B"  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



ENTRY WAY "A" & "F"  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



VAN BUREN STREET  
TYPICAL SECTION (PUBLIC STREET)  
NOT TO SCALE



DATE:  
2023.08.16

## SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

### APPLICANT:

PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGEL; (760) 578-9334

### OWNER OF RECORD:

NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

### PLANNER:

MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

### ENGINEER:

MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

### ARCHITECT:

PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

### LANDSCAPE ARCHITECT:

MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

### DRAWING NO.:

# C1.0

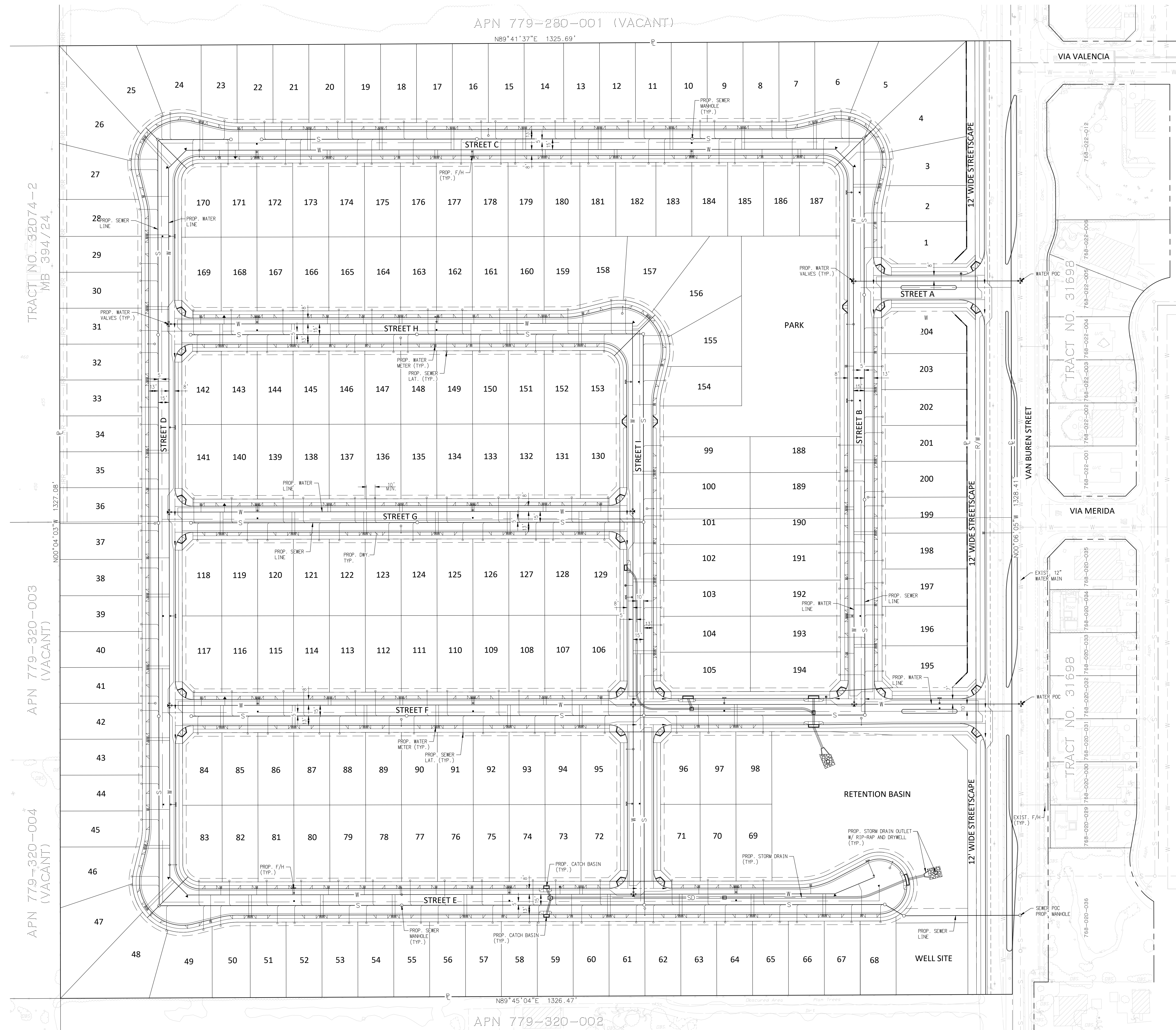




# TENTATIVE TRACT NO. 38557 - PRELIMINARY UTILITY PLAN

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

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M

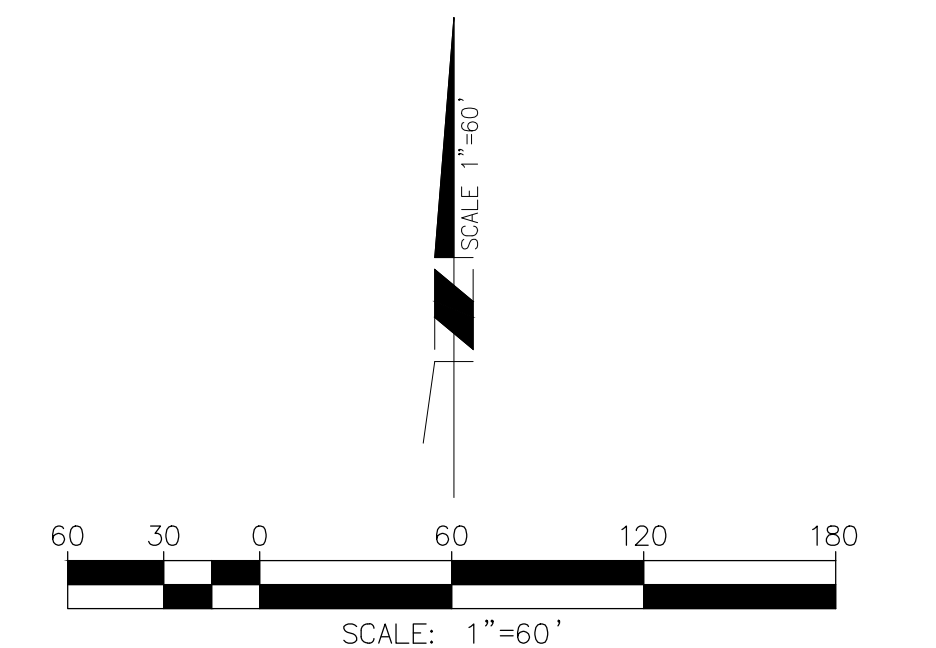


### LEGEND

FIRE HYDRANT	
WATER METER/LATERAL	
WATER VALVE	
SEWER MANHOLE	
SEWER CLEANOUT/LATERAL	
CATCH BASIN	
CURB & GUTTER	
PROPERTY LINE	
CENTERLINE	
RIGHT-OF-WAY (R/W)	
EASEMENT LINE	
PROPOSED STORM DRAIN	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
EXISTING WATER LINE	
EXISTING SEWER LINE	
EXISTING IRRIGATION LINE	

### ABBREVIATIONS

PROP.	PROPOSED
EXIST.	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
POC	POINT OF CONNECTION
TYP.	TYPICAL
DRY	DRIVEWAY
F/H	FIRE HYDRANT
C/L	CENTERLINE
R/W	RIGHT OF WAY
POC	POINT OF CONNECTION
IRR	IRRIGATION
SD	STORM DRAIN
S	SEWER
W	WATER



## SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

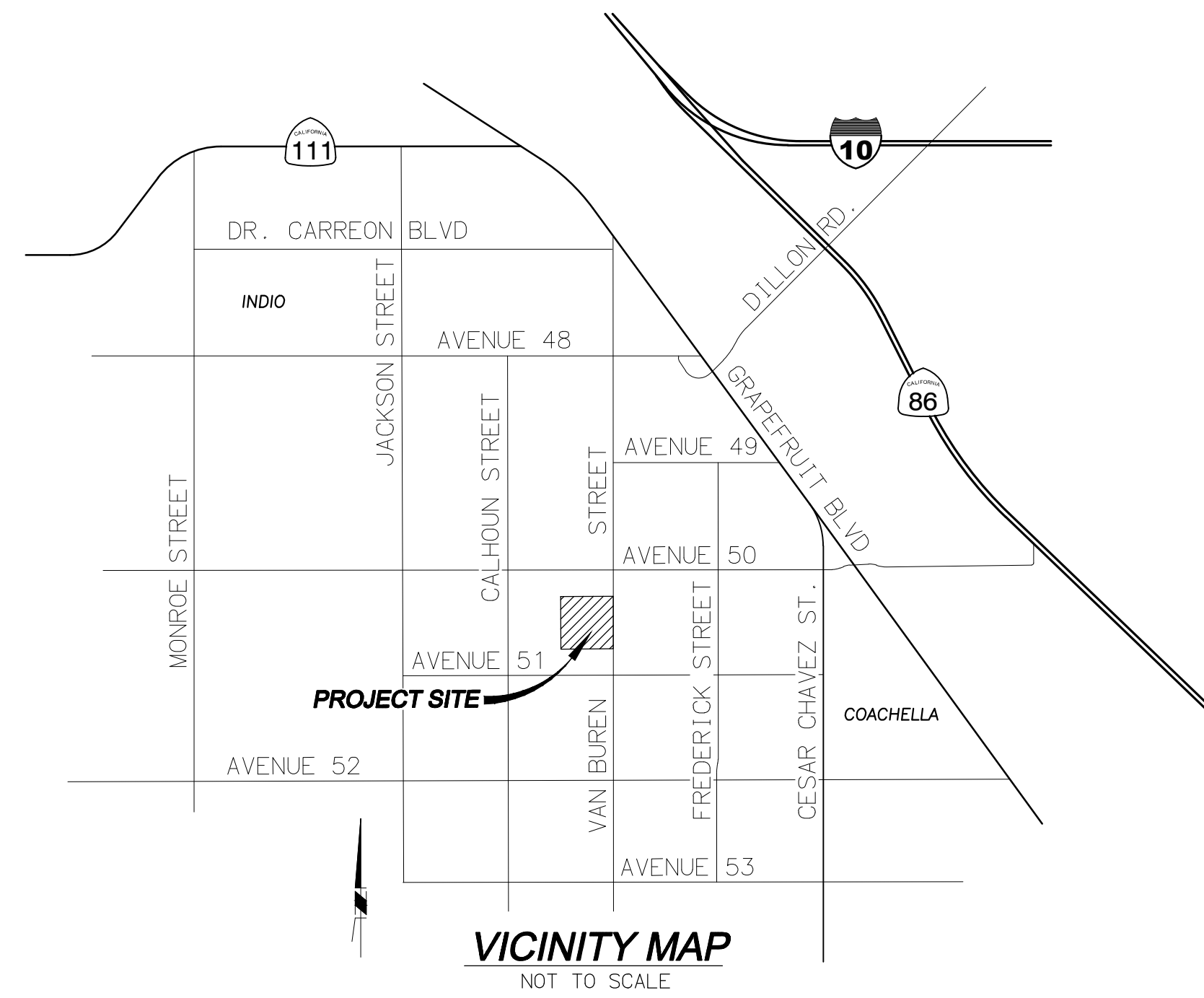
DATE:  
2023.08.16

DRAWING NO:  
**C1.2**

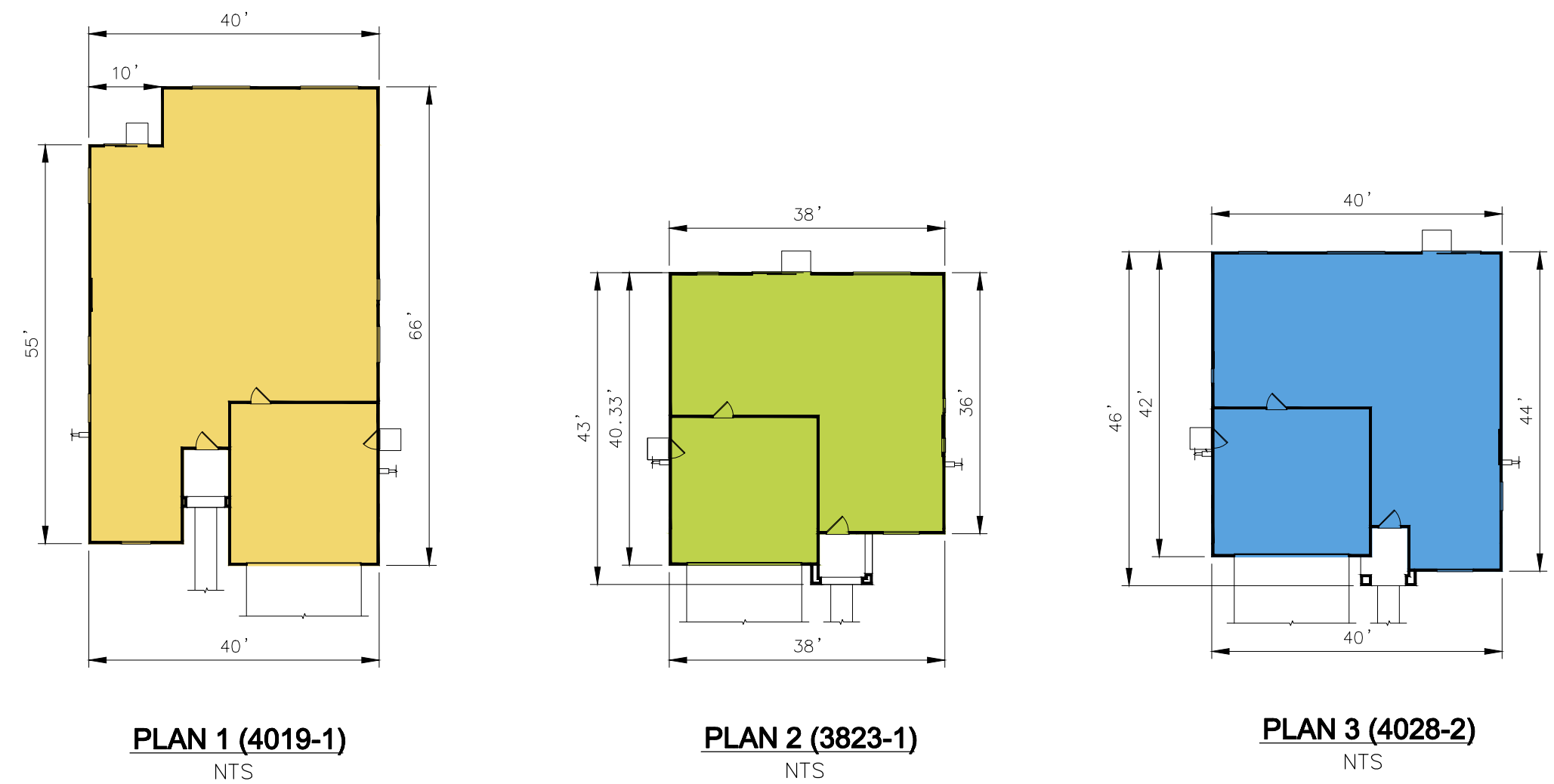
# TENTATIVE TRACT NO. 38557 - PRELIMINARY SITE PLOTTING

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

LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



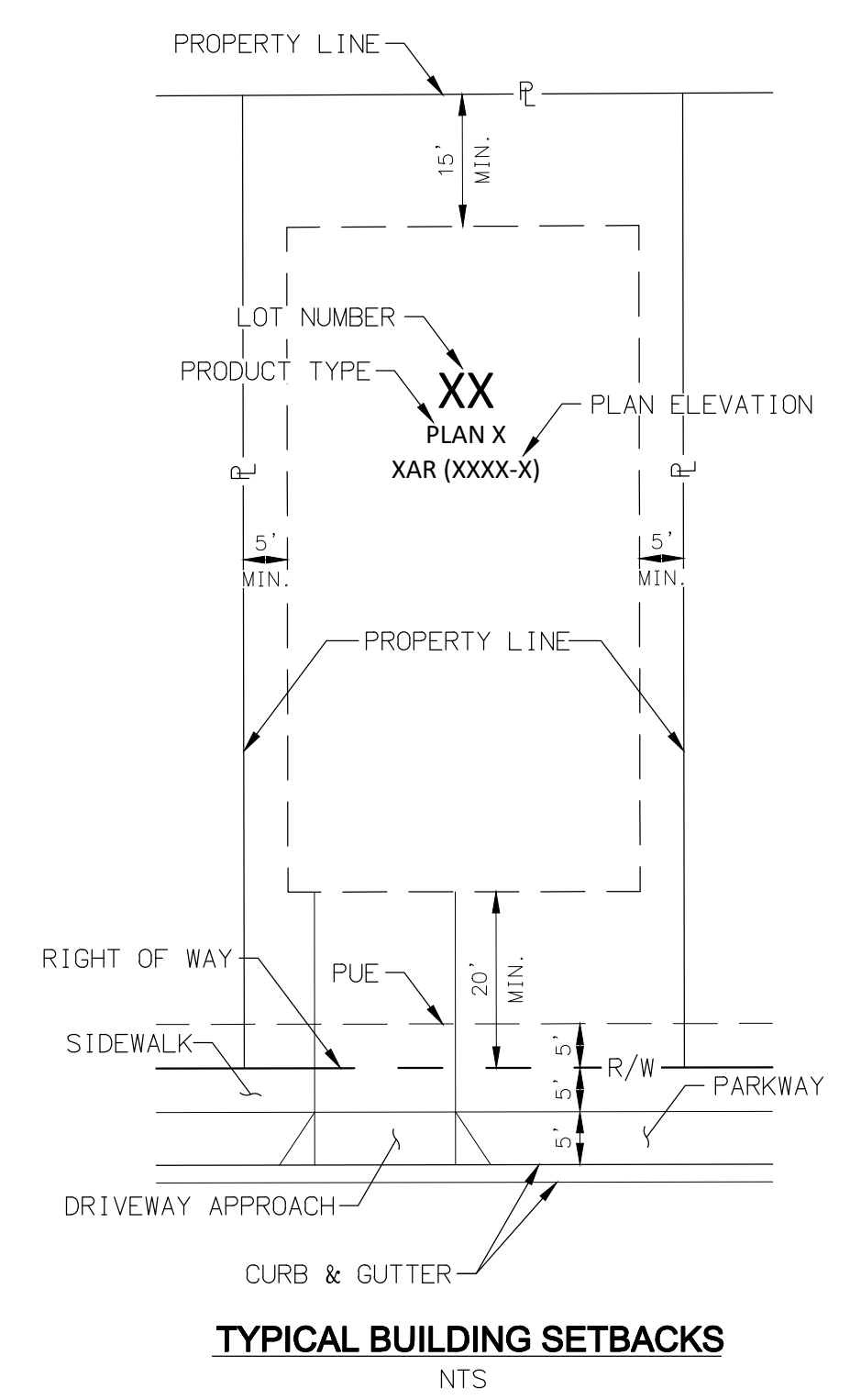
VICINITY MAP  
NOT TO SCALE



PLAN 1 (4019-1)  
NTS

PLAN 2 (3823-1)  
NTS

PLAN 3 (4028-2)  
NTS



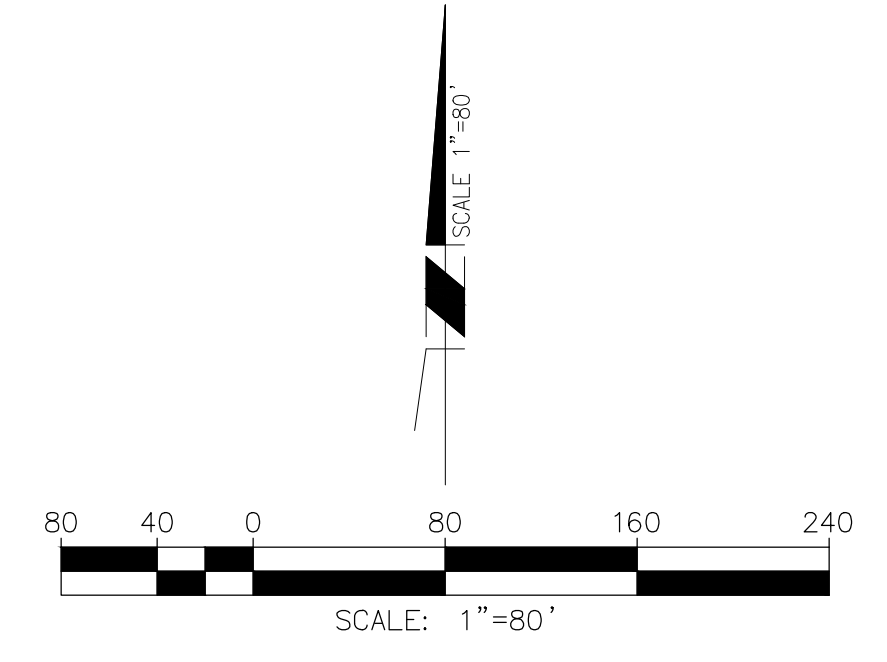
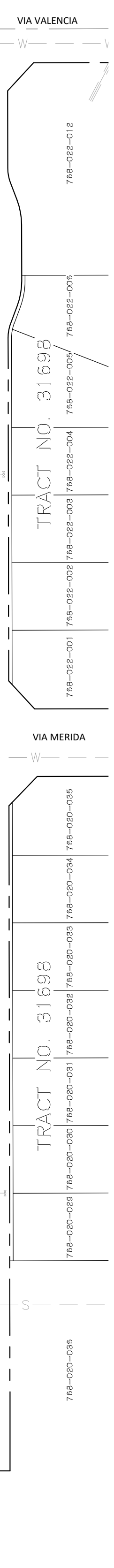
TYPICAL BUILDING SETBACKS  
NTS

**PLOT MIX**

PLAN 1A (4019-1)	25 LOTS
PLAN 1B (4019-1)	22 LOTS
PLAN 1C (4019-1)	21 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
PLAN 2A (3823-1)	26 LOTS
PLAN 2B (3823-1)	20 LOTS
PLAN 2C (3823-1)	22 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
PLAN 3A (4028-2)	19 LOTS
PLAN 3B (4028-2)	24 LOTS
PLAN 3C (4028-2)	25 LOTS
<b>TOTAL</b>	<b>68 LOTS</b>
	<b>% OF LOTS = 33.3%</b>
<b>OVERALL TOTAL</b>	<b>204 LOTS</b>

**LEGEND**

STOP/STREET SIGN	Symbol
STREET LIGHT	Symbol
FIRE HYDRANT	Symbol
WATER METER/LATERAL	Symbol
WATER VALVE	Symbol
SEWER MANHOLE	Symbol
SEWER CLEANOUT/LATERAL	Symbol
CATCH BASIN	Symbol
CURB & GUTTER	Symbol
PROPERTY LINE	Symbol
CENTERLINE	Symbol
RIGHT-OF-WAY (R/W)	Symbol
EASEMENT LINE	Symbol
PROPOSED STORM DRAIN	Symbol
PROPOSED WATER LINE	Symbol
PROPOSED SEWER LINE	Symbol
EXISTING WATER LINE	Symbol
EXISTING SEWER LINE	Symbol
EXISTING IRRIGATION LINE	Symbol
"STOP" PAVEMENT MARKING	Symbol



DATE:  
2023.08.16

## SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

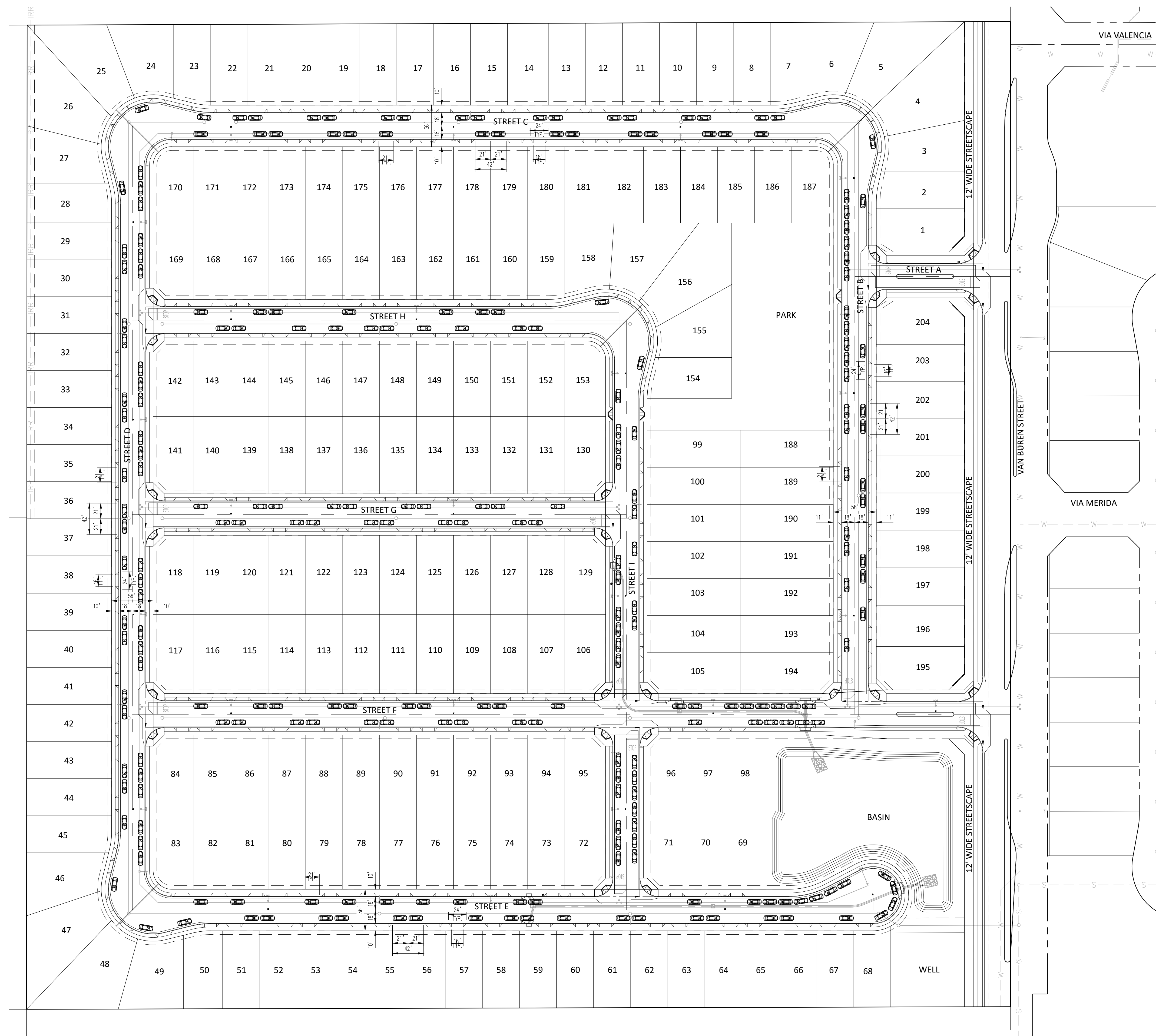
ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**C1.3**

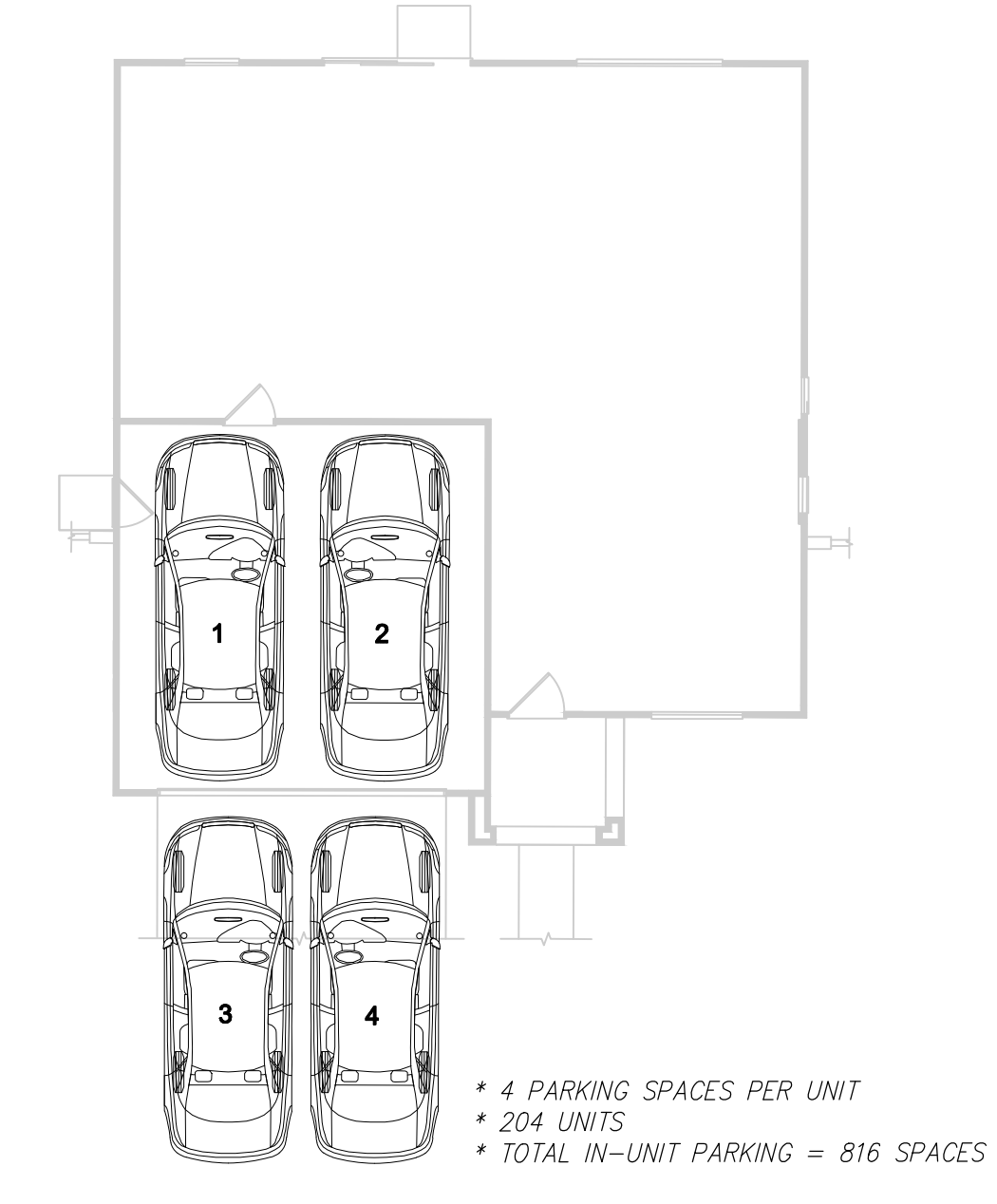
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT**  
 LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



**TOTAL IN-UNIT PARKING**  
 \* 816 SPACES

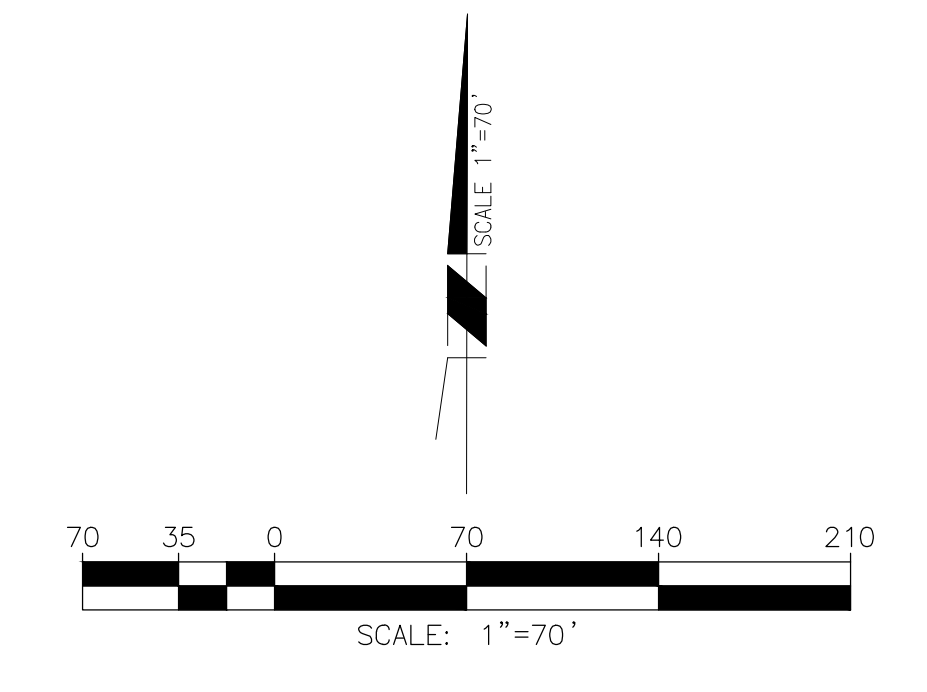
**TOTAL STREET PARKING**  
 \* 245 AVAILABLE SPACES

**OVERALL PARKING**  
 \* 1,061 SPACES  
 \* 5:1 RATIO (5 SPACES PER UNIT)



**TYPICAL PARKING LAYOUT PER DWELLING**  
 SCALE 1"=10'

- LEGEND**
- STOP/STREET SIGN
  - STREET LIGHT
  - FIRE HYDRANT
  - WATER VALVE
  - SEWER MAN-HOLE
  - CATCH BASIN
  - DRIVEWAY APPROACH
  - CURB & GUTTER
  - PROPERTY LINE
  - CENTERLINE
  - RIGHT-OF-WAY (R/W)
  - EASEMENT LINE
  - PROPOSED STORM DRAIN
  - PROPOSED WATER LINE
  - PROPOSED SEWER LINE
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - EXISTING IRRIGATION LINE
  - "STOP" PAVEMENT MARKING



**SEVILLA II**

Coachella, California  
 APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

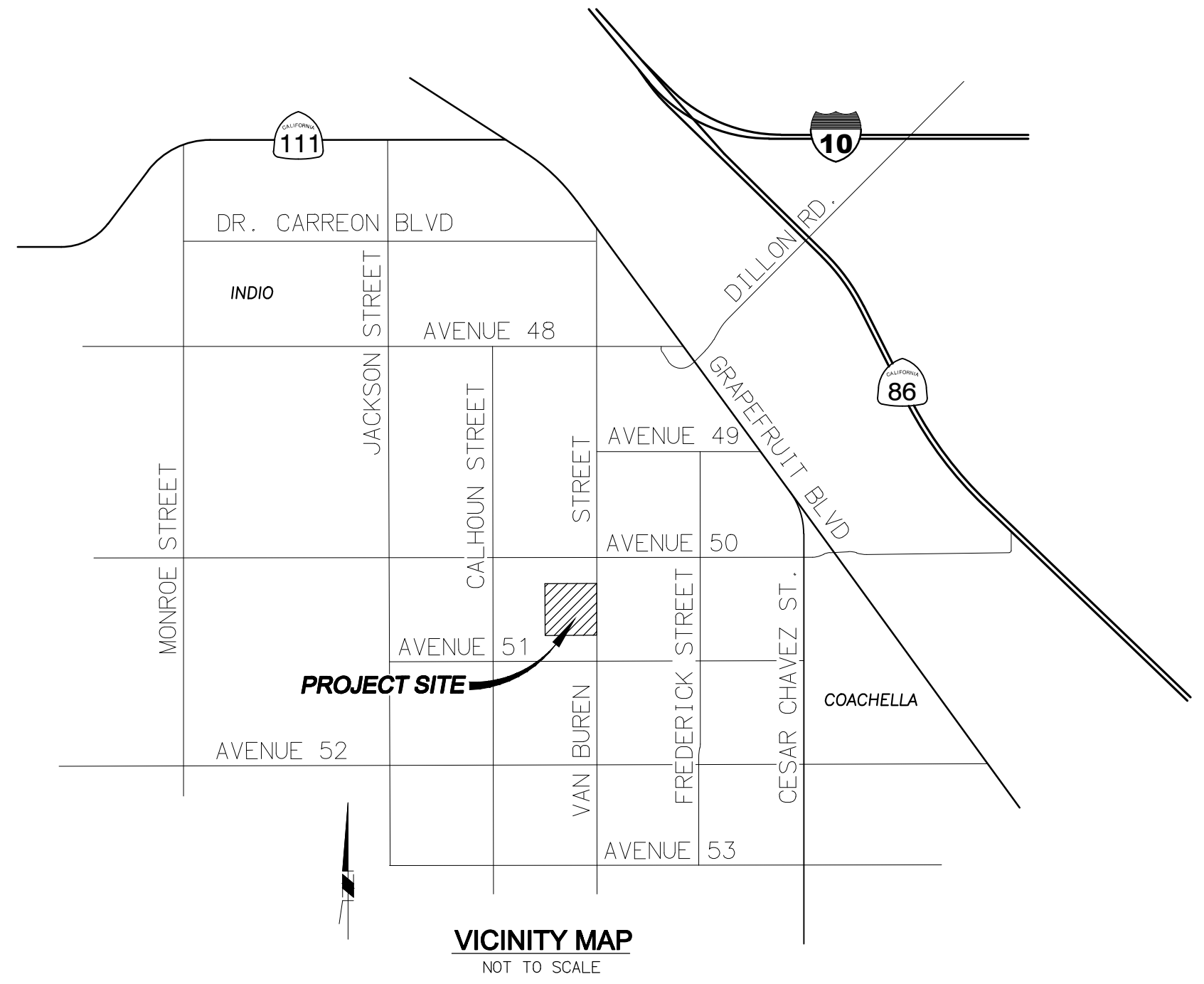
ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

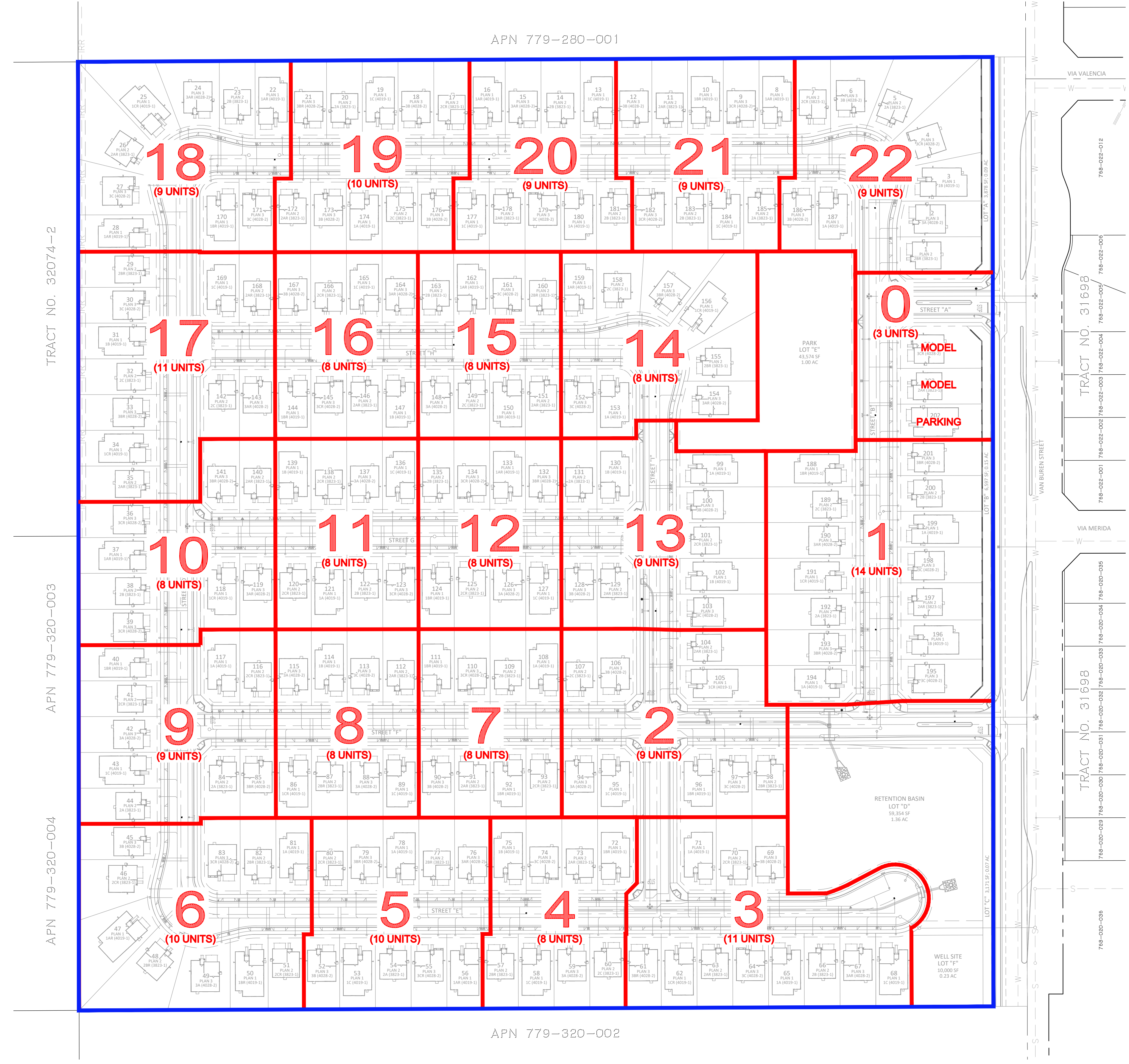
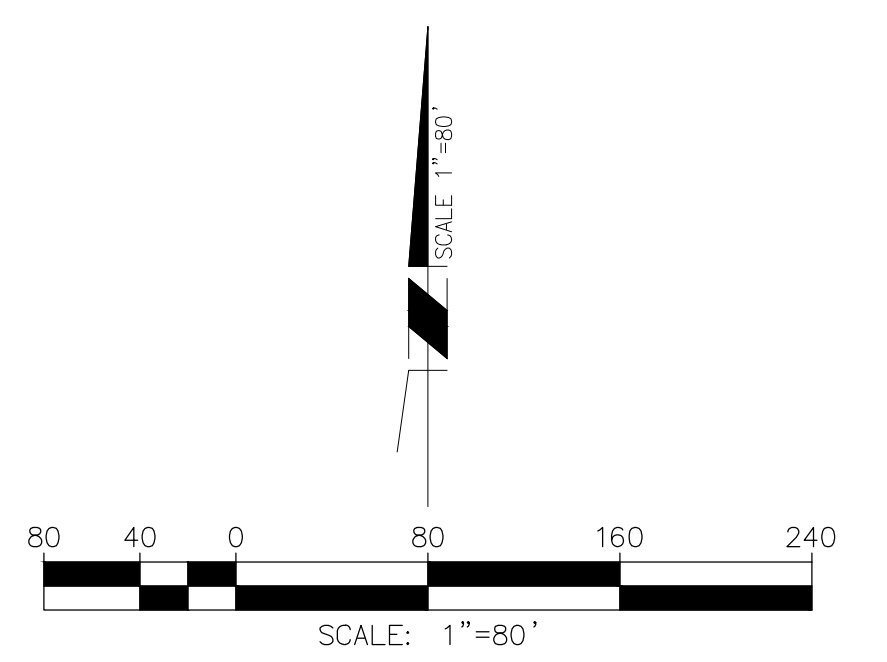
DATE:  
 2023.08.16

DRAWING NO:  
**C1.4**

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT NO. 38557 - PARKING ANALYSIS EXHIBIT**  
 LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M



PHASING	
PHASE #	# OF LOTS
0	3
1	14
2	9
3	11
4	8
5	10
6	10
7	8
8	8
9	9
10	8
11	8
12	8
13	9
14	8
15	8
16	8
17	11
18	9
19	10
20	9
21	9
22	9
TOTAL	= 204



**SEVILLA II**

Coachella, California  
 APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
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 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

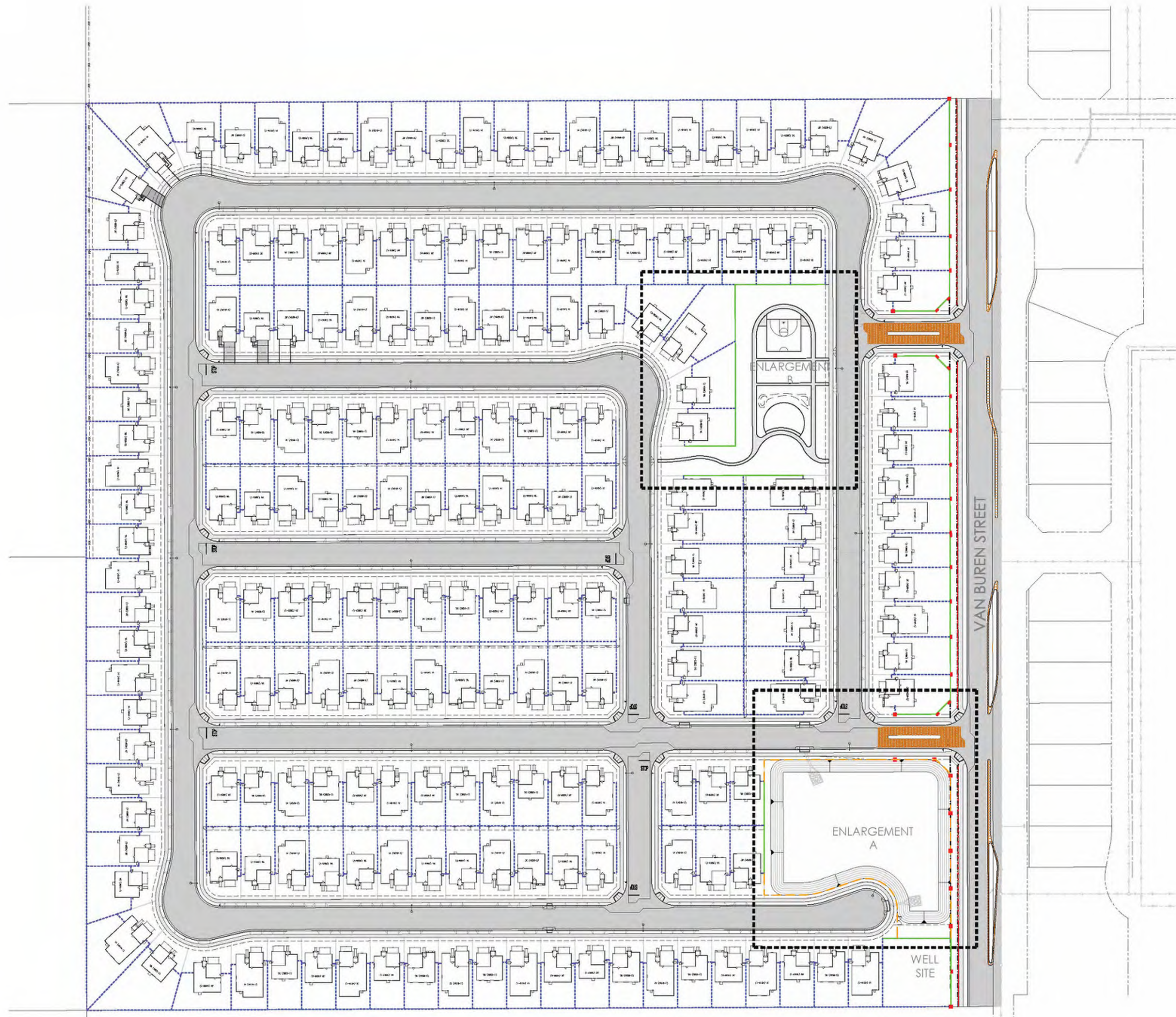
ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
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 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DATE:  
 2023. 08. 16

DRAWING NO:  
**C1.5**



LEGEND	
	6' HT SPLIT FACE BLOCK WALL W/ PRECISION WALL CAP AND 6X12 HALF PILASTER
	6' HT PRECISION BLOCK WALL W/ ROLLED MORTAR CAP.
	6' HT DECORATIVE TUBULAR STEEL FENCE, COLOR WHITE
	2' HT VINYL EQUESTRIAN SPLIT TRAIL FENCE, COLOR WHITE
	12' x 12" PRECISION BLOCK PILASTER W/ CAP



SPLIT FACE BLOCK WALL W/ PRECISION PILASTER



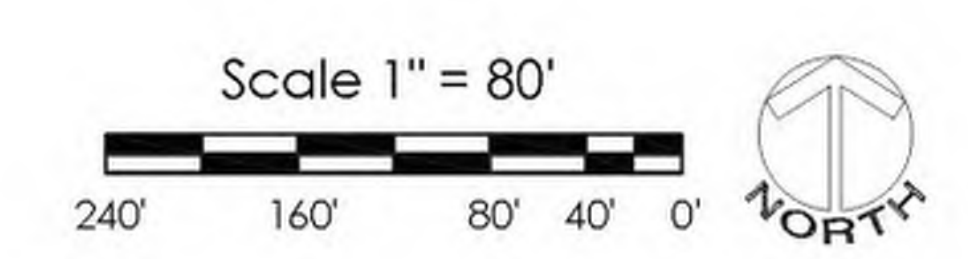
PRECISION BLOCK WALL



DECORATIVE TUBULAR STEEL FENCE



EQUESTRIAN TRAIL FENCE



# SEVILLA II

# OVERALL WALL & FENCE PLAN

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

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CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**L1.0**



**PLANT SCHEDULE** (TREE SHALL BE PLANTED @ A MIN. 6 FOOT HEIGHT AND A MIN. TRUNK CALIPER OF 2")

TREES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ACACIA ANEURA MULGA	24" BOX	L 0.2	15
	ACACIA SALICINA WILLOW ACACIA	24" BOX	L 0.2	26
	CORDIA BOISSIERI ANACAHUITA	15 GAL	L 0.2	17
	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	L 0.2	22
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	L 0.2	23
	PROSOPIS CHILENSIS 'PHOENIX' THORNLESS HYBRID MESQUITE STANDARD	24" BOX	L 0.2	40
PALMS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	PHOENIX DACTYLIFERA DATE PALM	15' BTH	MOD 0.5	60
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	BACCHARIS X 'STARN' TM STARN THOMPSON COYOTE BRUSH	5 GAL	L 0.2	169
	BOUGAINVILLEA X 'RASBERRY ICE' BOUGAINVILLEA	15 GAL	M 0.5	34
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	L 0.2	15
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL	L 0.2	185
	ENCELIA FARINOSA BRITTLE BUSH	5 GAL	L 0.2	76
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL	L 0.2	17
	GOSSYPIUM HARKNESSII SAN MARCOS HIBISCUS	5 GAL	L 0.2	21
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' BAROMETERBUSH	5 GAL	L 0.2	127
	ROSMARINUS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	74
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL	M 0.5	148

ACCENTS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	15 GAL	M 0.5	72
	AGAVE AMERICANA CENTURY PLANT	5 GAL	L 0.2	40
	AGAVE MURPHEYI 'RODNEY' RODNEY MURPHY'S CENTURY PLANT	5 GAL	L 0.2	50
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	5 GAL	L 0.2	6
	FOQUIERIA SPLENDENS COOTILLO	15 GAL	VL 0.1	49
	HESPERALOE 'DESERT FLAMENCO' TM DESERT FLAMENCO RED YUCCA	5 GAL	L 0.2	376
	HESPERALOE FUNIFERA GIANT HESPERALOE	15 GAL	L 0.2	89
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' RED YUCCA	5 GAL	L 0.2	50
VINES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	CALLIANDRA HAEMATOCEPHALA PINK POWDERPUFF WIRE TO WALL	15 GAL	M 0.5	88
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ARIZONA RIVER ROCK 80% SIZE 1.5"-3" & 20% SIZE 3"-8"	-	-	11,077 SF
	LAWN TIFWAY HYBRID MERMUDA GRASS OVERSEED WITH PERINAL RYE GRASS IN THE FALL AND WINTER MONTHS.	SOD	H 0.8	5,784 SF

**BOULDERS - T.B.S.**  
SEE PLAN FOR SIZE, LOCATIONS

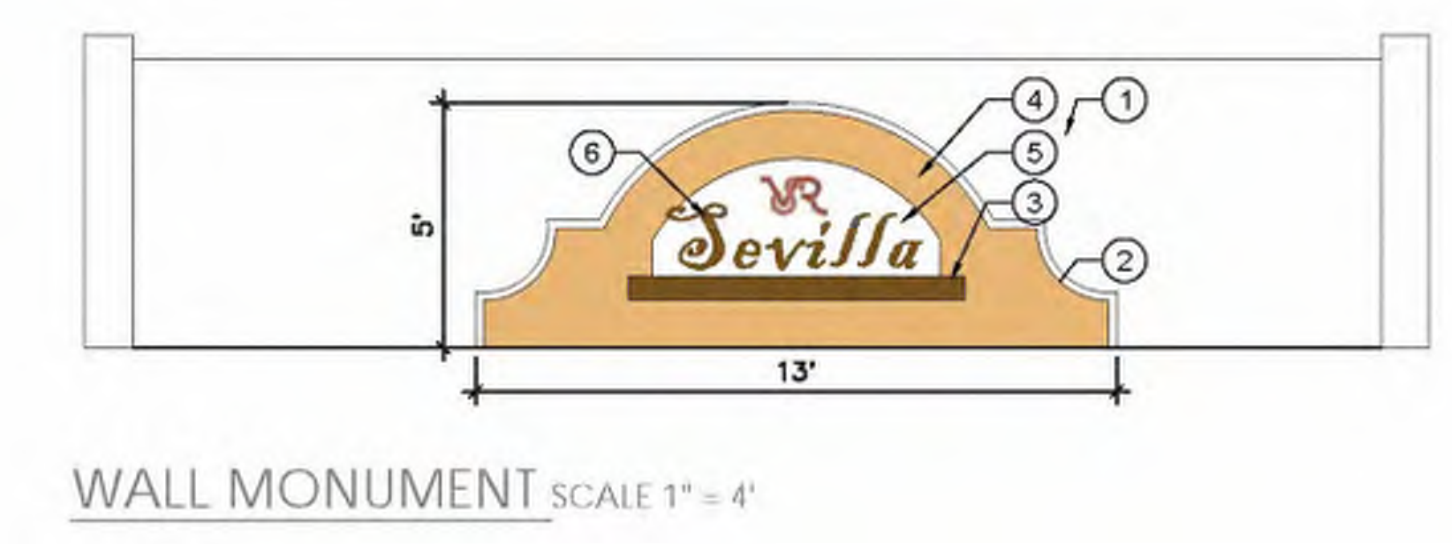
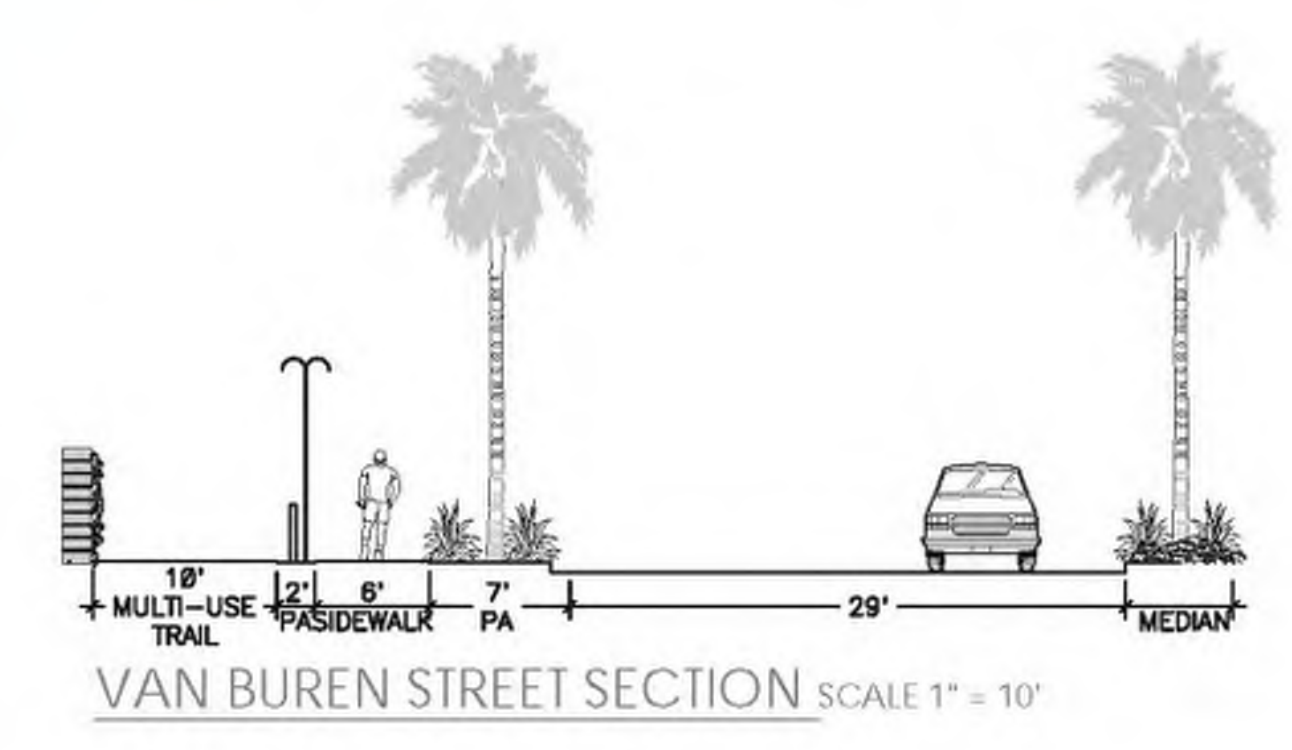
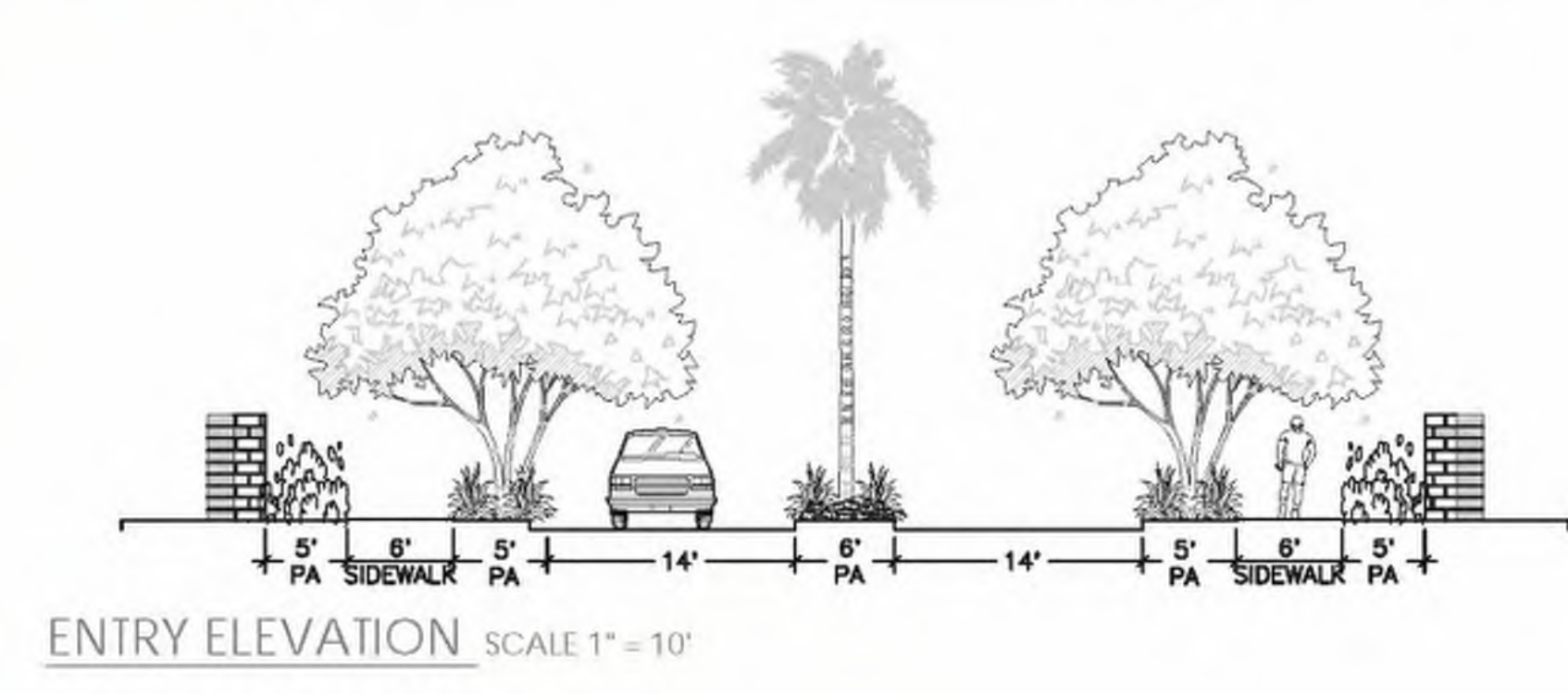
**GROUND COVER**

3/4" GRAVEL "CALIFORNIA GOLD" BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN, AND COBBLE AREAS. CONTRACTOR TO SUPPLY SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. COLOR TO BE SOUTHWEST GOLD BY SOUTHWEST BOULDER WEED BARRIER UNDER GRAVEL

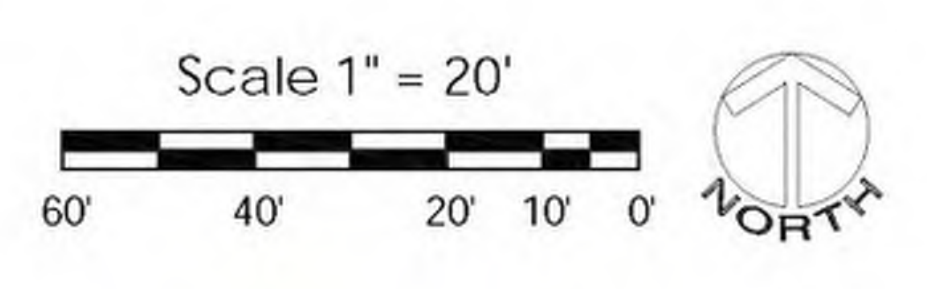
STEEL HEADER TO BE BROWN

**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	TREE UPLIGHT KICHLER 16020AZT27 60 DEGREE FLOOD	14
	PALM UPLIGHT KICHLER 16019AZT27 35 DEGREE FLOOD	22
	STREET LIGHT AGRARIAN STYLE	31



- KEYNOTE:**
- PROPERTY LINE WALL. SEE SHEET L-2000 DETAIL A
  - BRICK IRM TO BE BY CORONADO STONE. 2-1/2" BRICK MOLDING IN TIBICOCA COLOR.
  - HAND HEWN, STAINED TIMBER ACCENT
  - STUCCO, LIGHT SAND FINISH, COLOR TO MATCH BUILDING ACCENT COLOR
  - STUCCO, LIGHT SAND FINISH, COLOR TO BE WHITE
  - SIGNAGE, BY OWNER

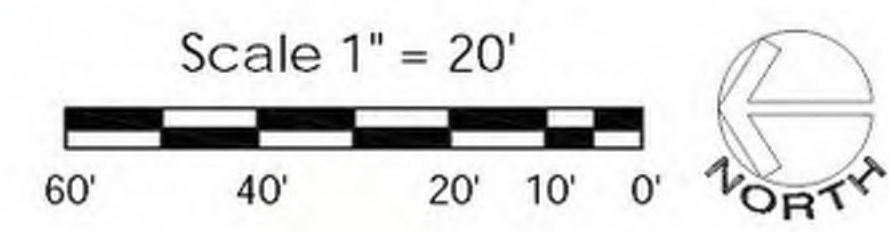
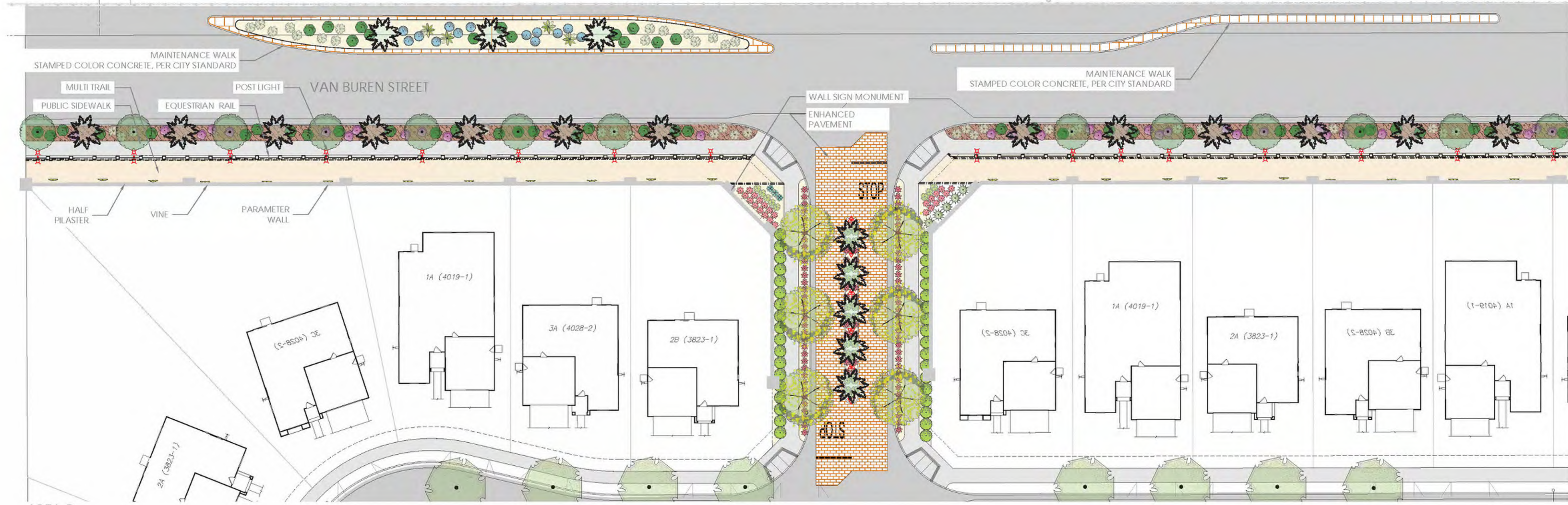
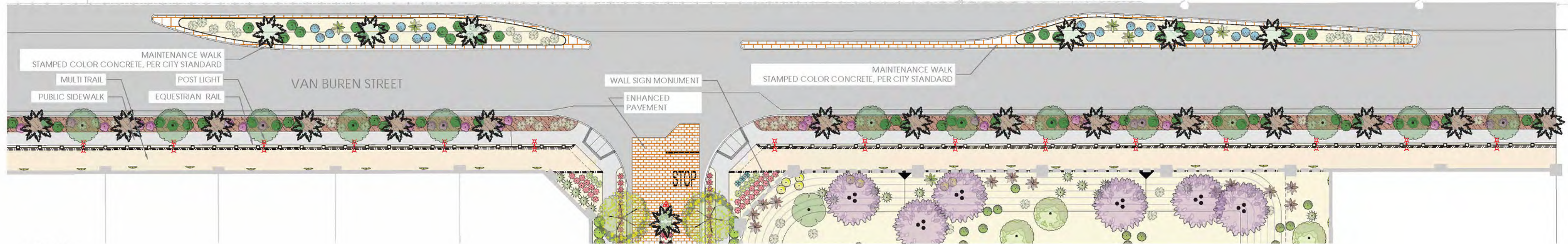


# SEVILLA II

# ENLARGEMENTS - RETENTION & SOUTH ENTRY

DATE: 2023.08.16

<p><b>Coachella, California</b></p> <p>APN: 779-280-002 &amp; 779-320-001</p>	<p><b>APPLICANT:</b> PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p><b>OWNER OF RECORD:</b> NIGOSIAN FAMILY FARMS, INC. 755 CLAIROMONT MESA BLVD, SUITE 100 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p><b>PLANNER:</b> MICHAEL BAKER INTERNATIONAL 9755 CLAIROMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p><b>ENGINEER:</b> MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p><b>ARCHITECT:</b> PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p><b>LANDSCAPE ARCHITECT:</b> MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p><b>DRAWING NO.:</b> <b>L1.1</b></p>
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# SEVILLA II

# ENLARGEMENTS - NORTH ENTRY, PARKWAY, & MEDIAN

DATE: 2023.08.16

Coachella, California  
 APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

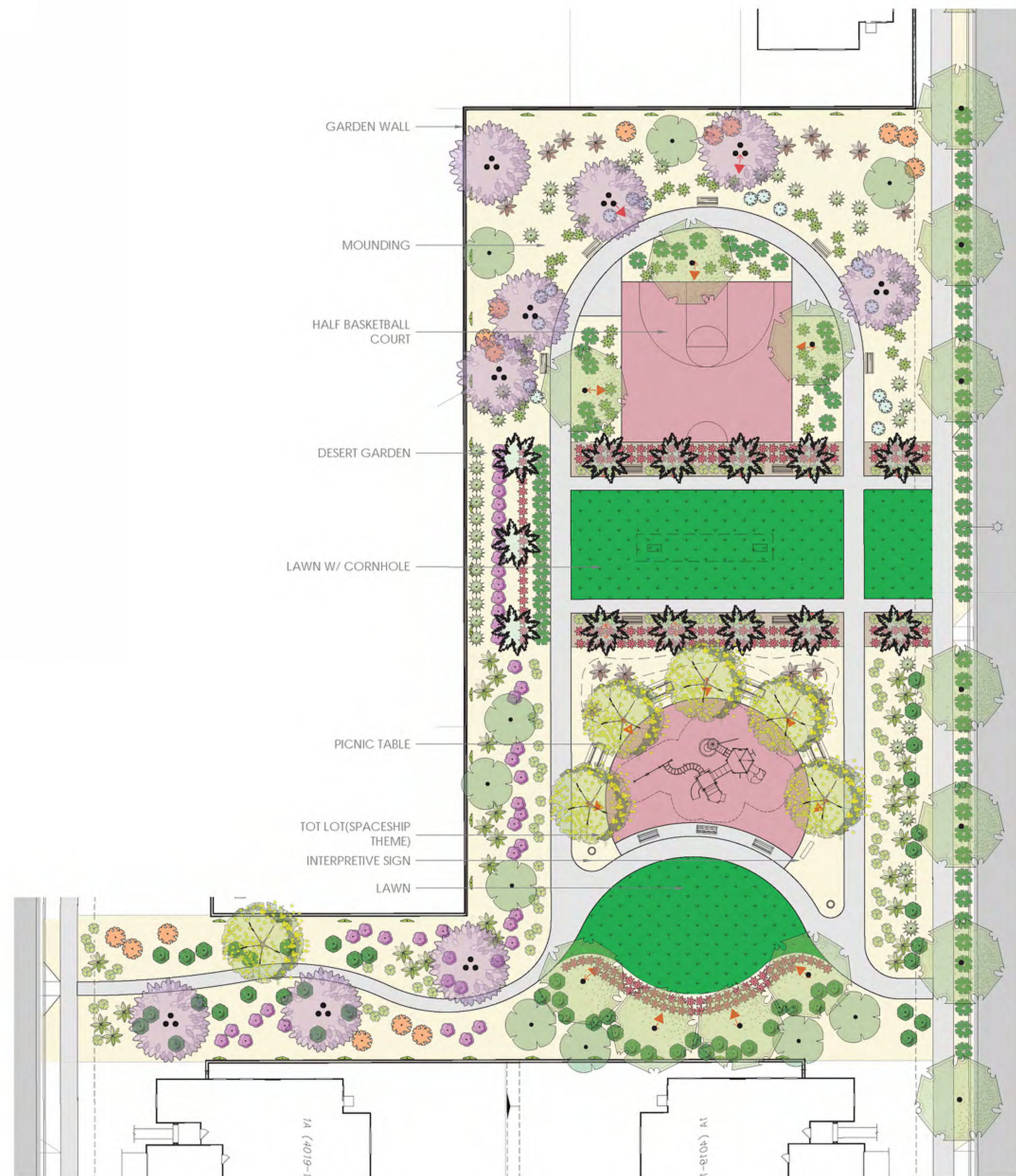
ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**L1.2**





B. PARK



PICNIC TABLE



BENCH



DESERT GARDEN



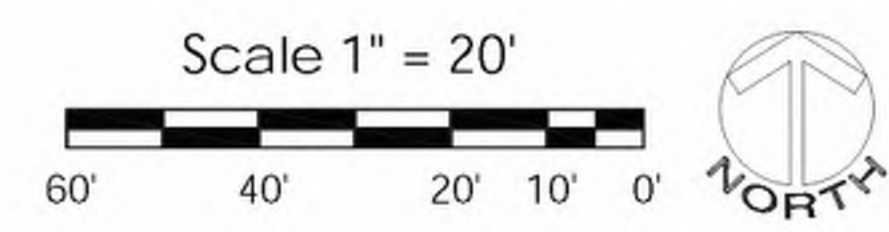
PALMS



SHADE TREES



TOT LOT (SPACESHIP THEME)



# SEVILLA II

# ENLARGEMENTS - PARKS

DATE: 2023.08.16

**Coachella, California**  
 APN: 779-280-002 & 779-320-001

**APPLICANT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

**OWNER OF RECORD:**  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

**PLANNER:**  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

**ENGINEER:**  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

**ARCHITECT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

**LANDSCAPE ARCHITECT:**  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

**DRAWING NO:**  
**L1.3**



ACACIA ANEURA



CORDIA BOISSIERI



OLNEYA TESOTA



PROSOPIS CHILENSIS



CITRUS



DATE PALM



ACACIA SALICINA



STREET LIGHT



ACACIA REDOLENS



BACCHARIS



CAESALPINIA-PULCHERRIMA



CALLIANDRA-X-SIERRA-STARR



DALEA CAPITATA 'SIERRA GOLD'



ENCELIA-FARINOSA



EREMOPHILA HYGROPHANA  
BLUEBELL



GOSSYPIUM HARKNESSII



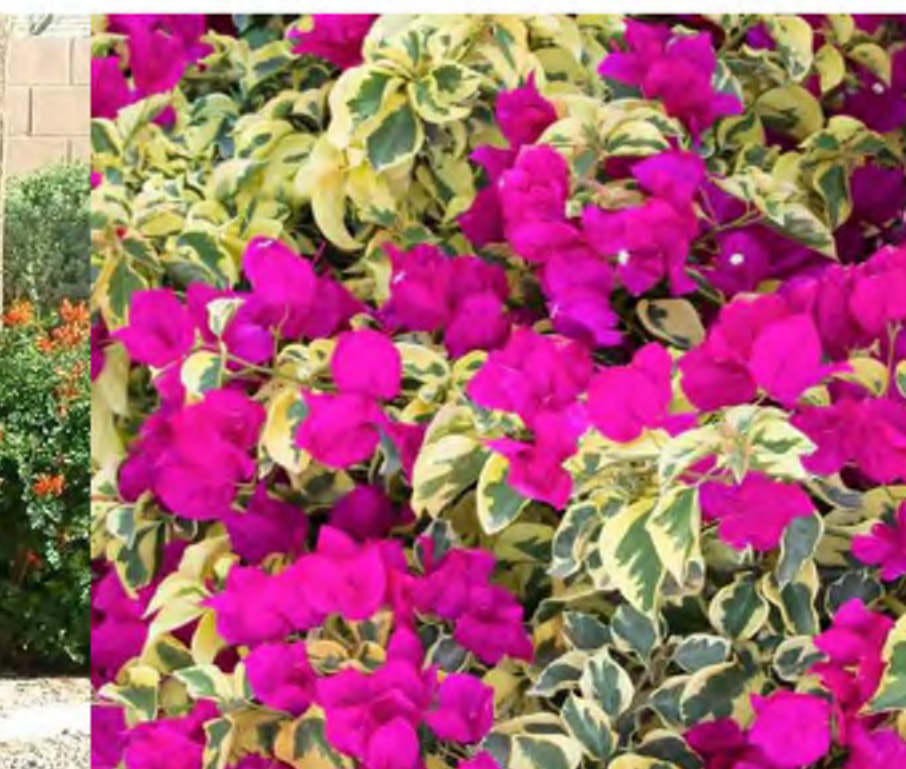
LEUCOPHYLLUM-RIO BRAVO



ROSMARINUS OFFICINALIS  
HUNTINGTON CARPET



TECOMA CAPENSIS



BOUGAINVILLEA RASPBERRY ICE



ENHANCED PAVEMENT



AGAVE AMERICANA



AGAVE MURPHEYI 'RODNEY'



FOUQUIERIA SPLENDENS



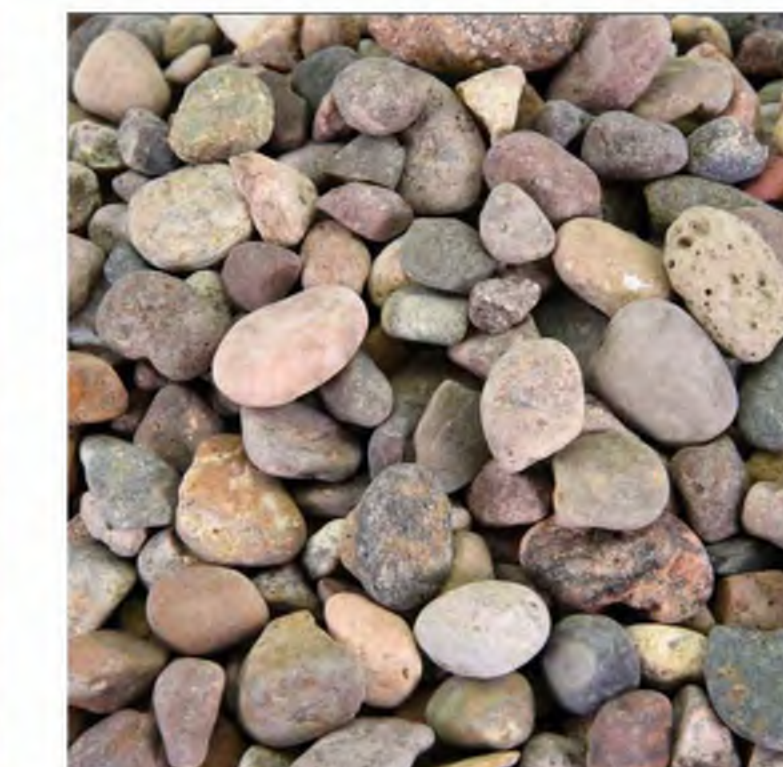
NOLINA SEROTINA



HESPERALOE-PARVIFLORA-DESERT  
FLAMENCO



3/4" GRAVEL - CALIFORNIA GOLD



1.5-3" & 3-8" ARIZONA RIVER PEBBLE

# SEVILLA II

# IMAGES

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
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9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

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CONTACT: DUSTIN MOYER

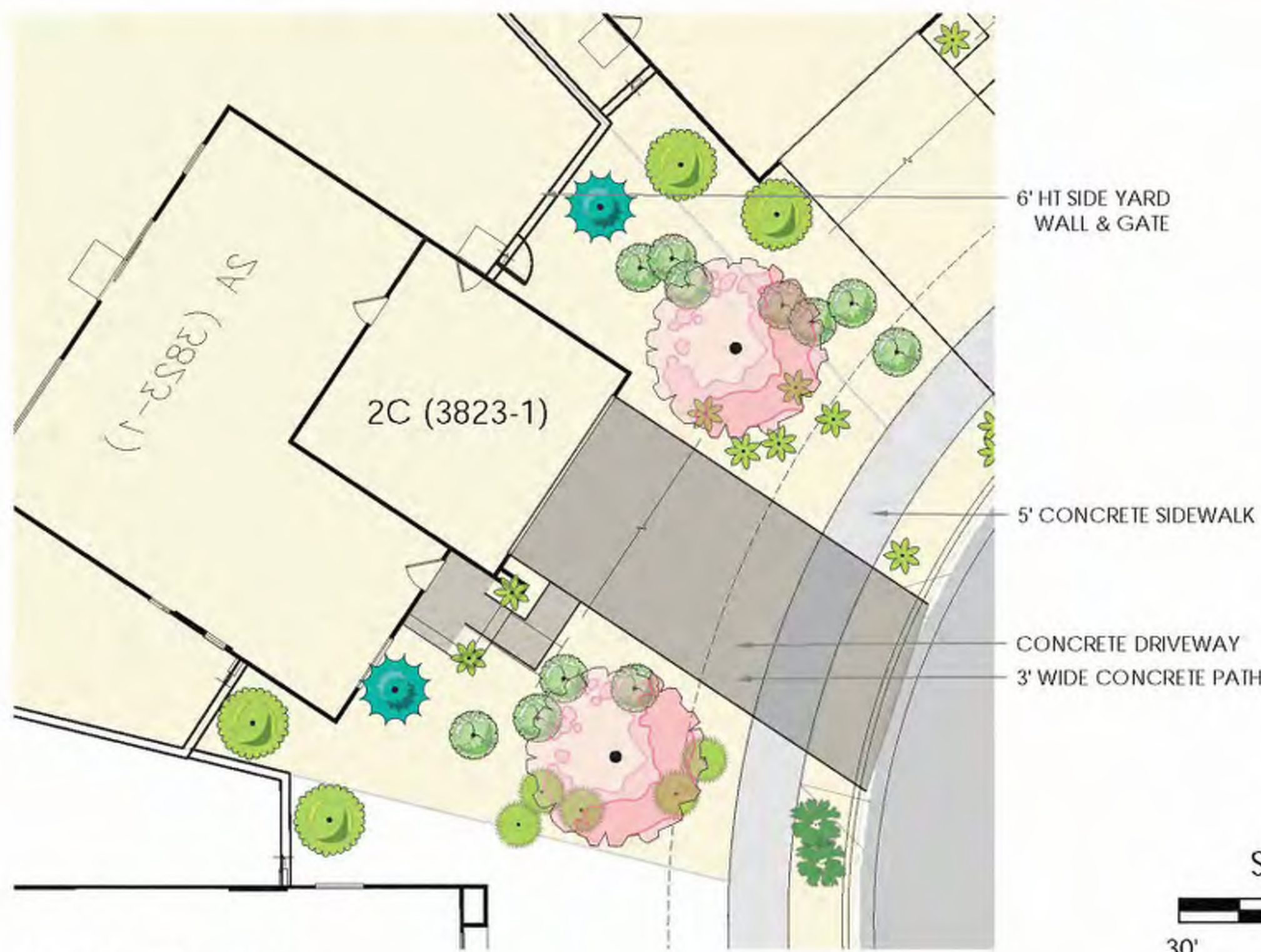
LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

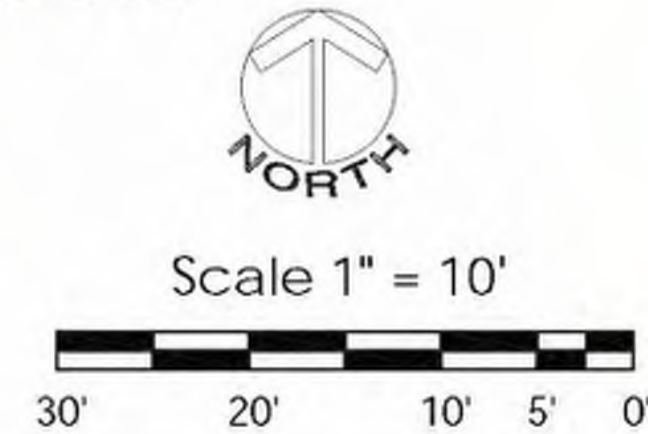
L1.4



CORNER LOT & STANDARD LOT



CUL DE SAC LOT



CORNER LOT

	<b>ACCENT TREES</b> ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
	<b>SHADE TREES(24" BOX)</b> (TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS 'PHOENIX' / THORNLESS HYBRID MESQUITE	4
	<b>LARGE ACCENTS (5 GAL)</b> DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	1
	<b>LARGE SHRUBS (5 GAL)</b> BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	1
	<b>MEDIUM ACCENTS (5 GAL)</b> AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5
	<b>MEDIUM SHRUBS (5 GAL)</b> CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	10
	<b>SMALL ACCENTS (5 GAL)</b> ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	27
	<b>SMALL SHRUB &amp; GROUNDCOVERS (5 GAL)</b> EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	18
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

STANDARD LOT

	<b>ACCENT TREES</b> ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	1
	<b>SHADE TREES(24" BOX)</b> (TREE SHALL BE PLANTED AT A MINIMUM 6 FOOT HEIGHT AND A MINIMUM TRUNK CALIPER OF 2") OLNEYA TESOTA / DESERT IRONWOOD PROSOPIS CHILENSIS 'PHOENIX' / THORNLESS HYBRID MESQUITE	2
	<b>LARGE ACCENTS (5 GAL)</b> DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
	<b>MEDIUM ACCENTS (5 GAL)</b> AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	4
	<b>MEDIUM SHRUBS (5 GAL)</b> CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	6
	<b>SMALL ACCENTS (5 GAL)</b> ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	9
	<b>SMALL SHRUB &amp; GROUNDCOVERS (5 GAL)</b> EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

CUL DE SAC LOT

	<b>ACCENT TREES</b> ACACIA ANEURA / MULGA CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW	2
	<b>LARGE ACCENTS (5 GAL)</b> DASYLIRION WHEELERI / GREY DESERT SPOON FOUQUIERIA SPLENDENS / OCOTILLO HESPERALOE FUNIFERA / GIANT HESPERALOE	2
	<b>LARGE SHRUBS (5 GAL)</b> BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA SIMMONDSIA CHINENSIS 'VISTA' / JOJOBA TECOMA X 'SOLAR FLARE' / ORANGE YELLOW BELLS	3
	<b>MEDIUM ACCENTS (5 GAL)</b> AGAVE MURPHEI 'RODNEY' / RODNEY MURPHY'S CENTURY PLANT ALOE BARBADENSIS / BARBADOS ALOE	5

	<b>MEDIUM SHRUBS (5 GAL)</b> CALLIANDRA X 'SIERRA STARR' TM / PINK FAIRY DUSTER GOSSYPILUM HARKNESSII / SAN MARCOS HIBISCUS LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH	9
	<b>SMALL ACCENTS (5 GAL)</b> ALOE BARBADENSIS / BARBADOS ALOE HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA HESPERALOE PARVIFLORA 'DESERT FLAMENCO' TM / RED YUCCA	8
	<b>SMALL SHRUB &amp; GROUNDCOVERS (5 GAL)</b> EREMOPHILA HYGROPHANA 'BLUE BELLS' / BLUE BELLS EMU BUSH LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	2
NOTE: 3/4" GRAVEL 'CALIFORNIA GOLD' BY SWB TO BE PLACED IN ALL PLANTING AREAS EXCEPT LAWN AND COBBLE AREAS. WEED BARRIER UNDER GRAVEL.		

SEVILLA II

TYPICAL FRONT YARD

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
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CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

L1.5



PLAN 1A | 4019-1  
TRANSITIONAL SPANISH



PLAN 2B | 3823-1  
DESERT CONTEMPORARY



PLAN 3C | 4028-2  
PRAIRIE

# SEVILLA II

# STREET SCENE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

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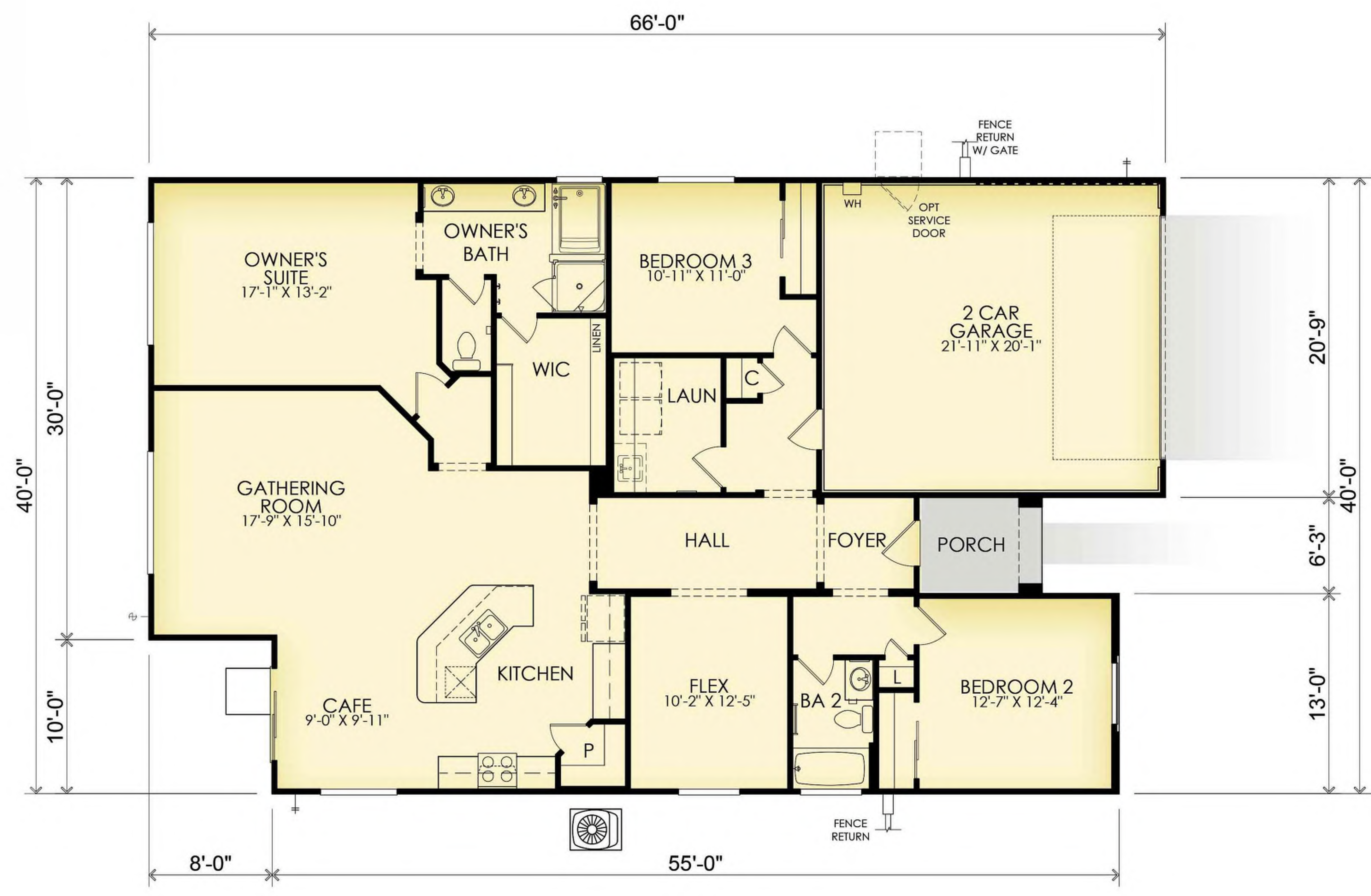
ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
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CONTACT: JACOB ZEPEDA; (760) 776-6139

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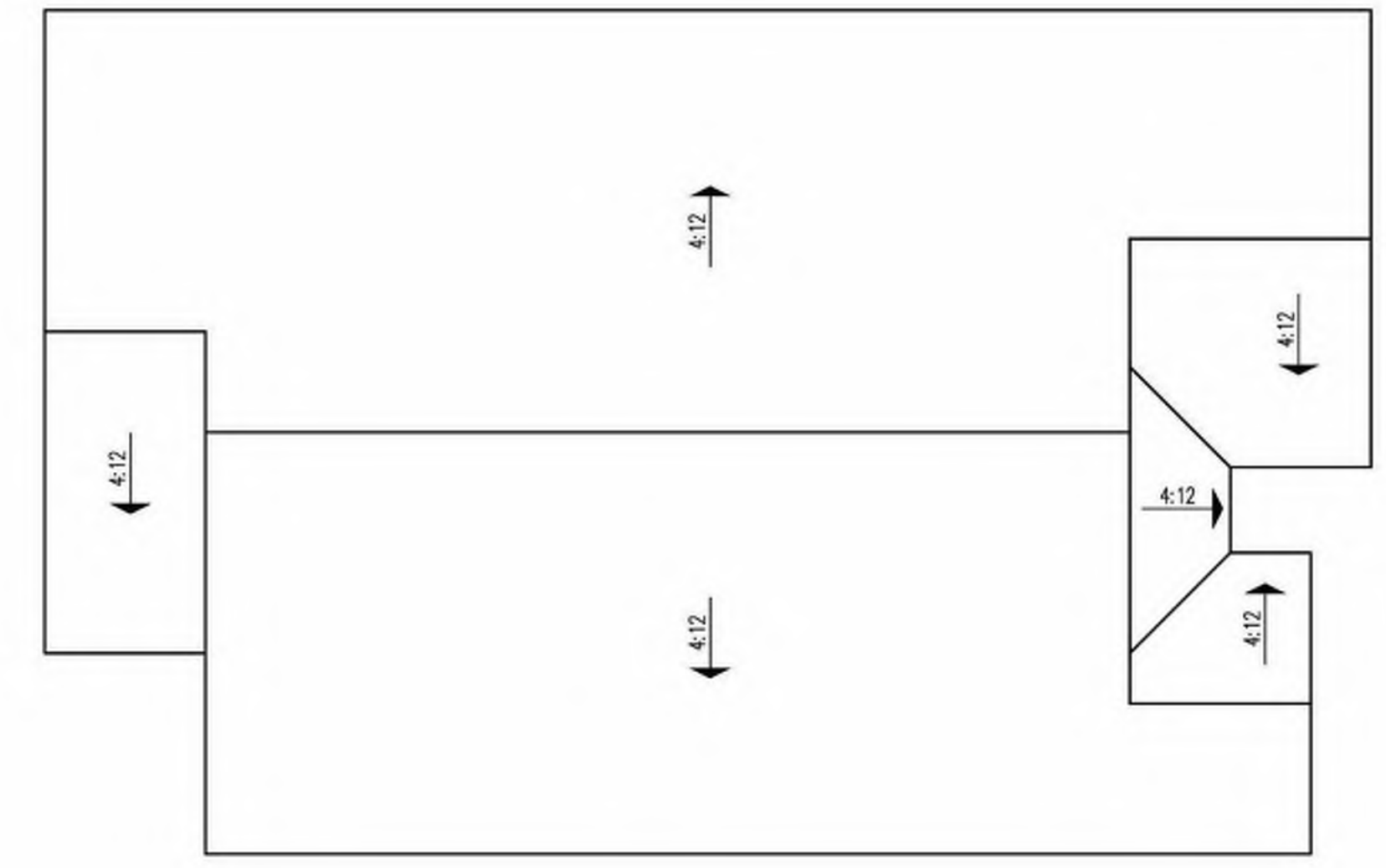
LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A1.0



Floor Plan



Roof Plan



Exterior Wall Light at Elevation 'A'

Floor Area Table	
1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

# SEVILLA II

# FLOOR PLAN "A" - SPANISH

DATE: 2023.08.16

**Coachella, California**  
 APN: 779-280-002 & 779-320-001

**APPLICANT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

**OWNER OF RECORD:**  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

**PLANNER:**  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

**ENGINEER:**  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

**ARCHITECT:**  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

**LANDSCAPE ARCHITECT:**  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

**DRAWING NO:**  
**A1.1**



A - TRANSITIONAL SPANISH  
SCHEME 3



C - PRAIRIE  
SCHEME 7



B - DESERT CONTEMPORARY  
SCHEME 6

# SEVILLA II

# FRONT ELEVATIONS

DATE:  
2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A1.2**

### Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOW
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR

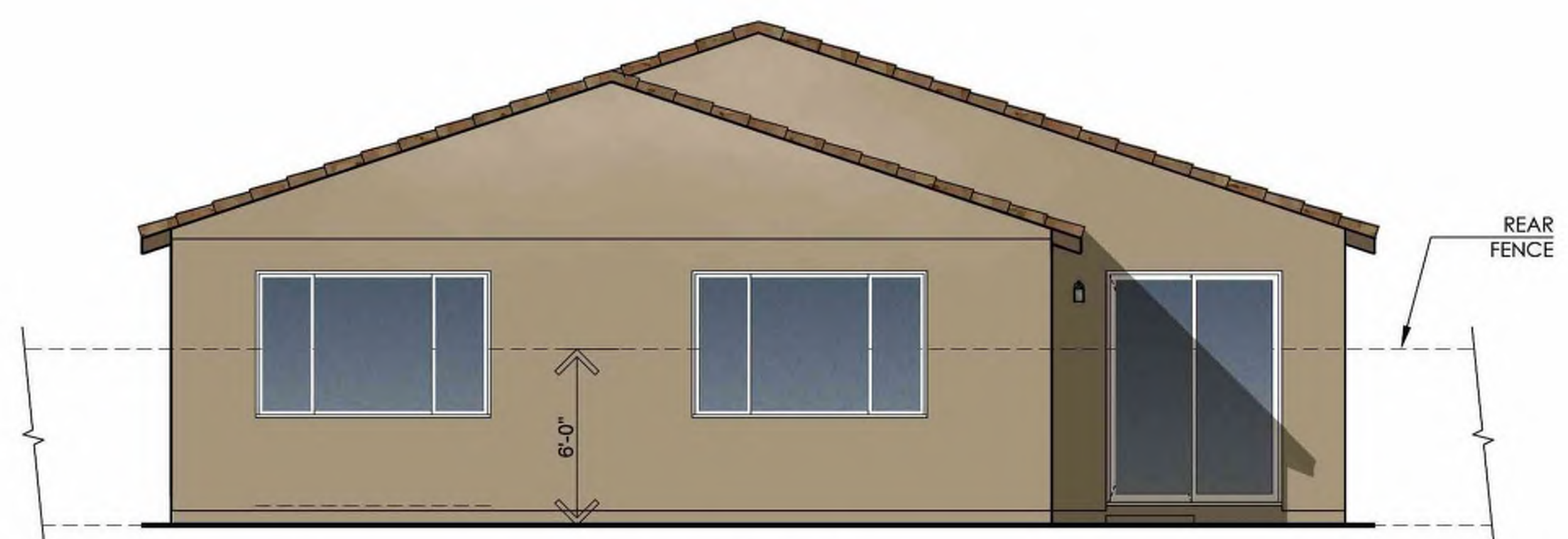


Front Elevation 'A' - Transitional Spanish

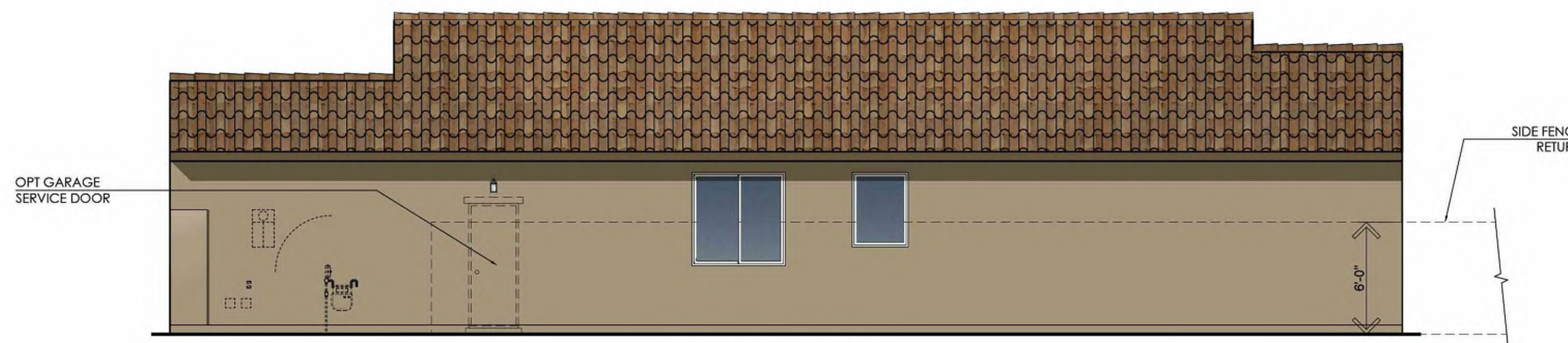
COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



Left Elevation



Rear Elevation



Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

## SEVILLA II

## ELEVATIONS 'A' - SPANISH

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

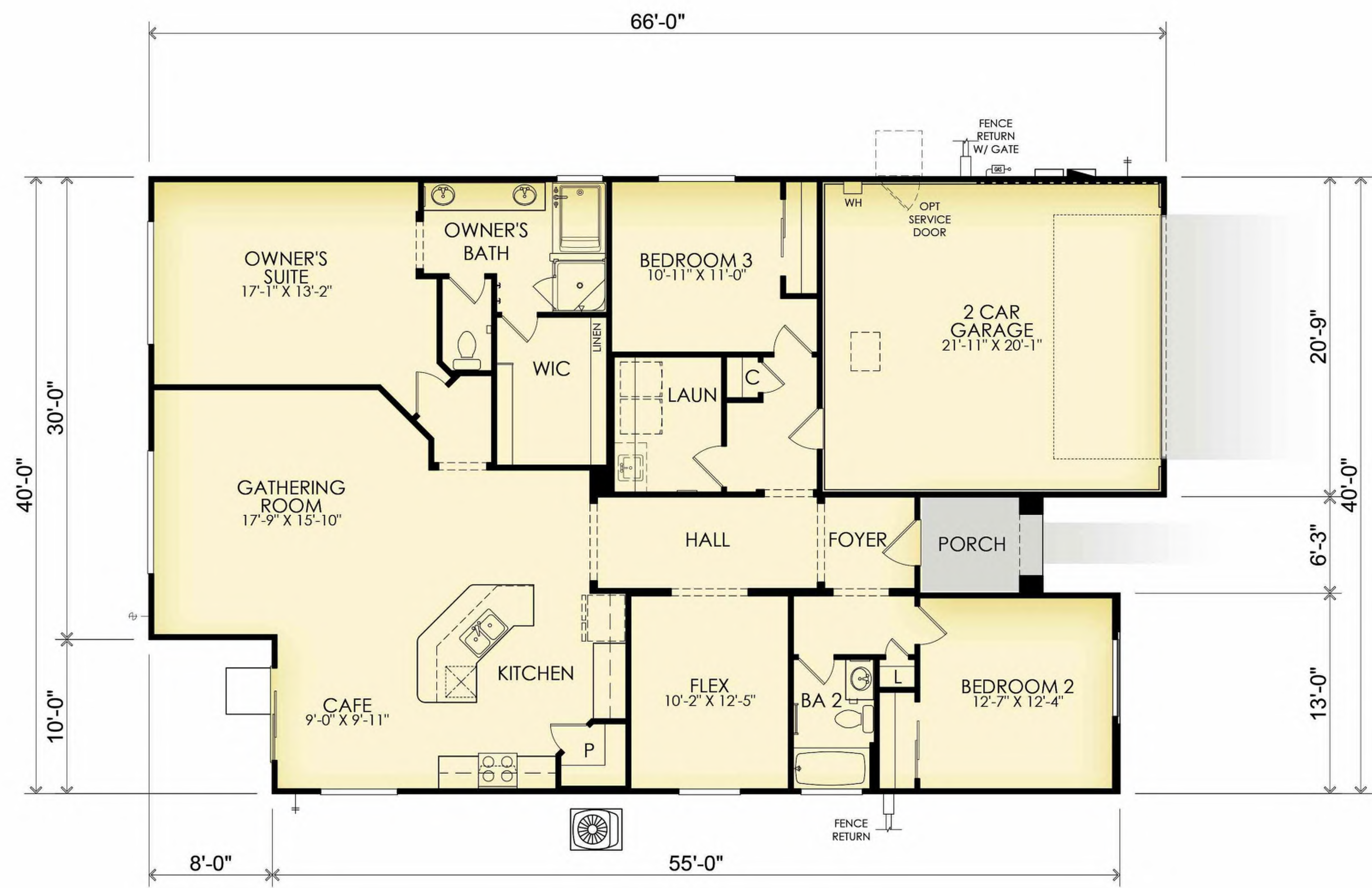
ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

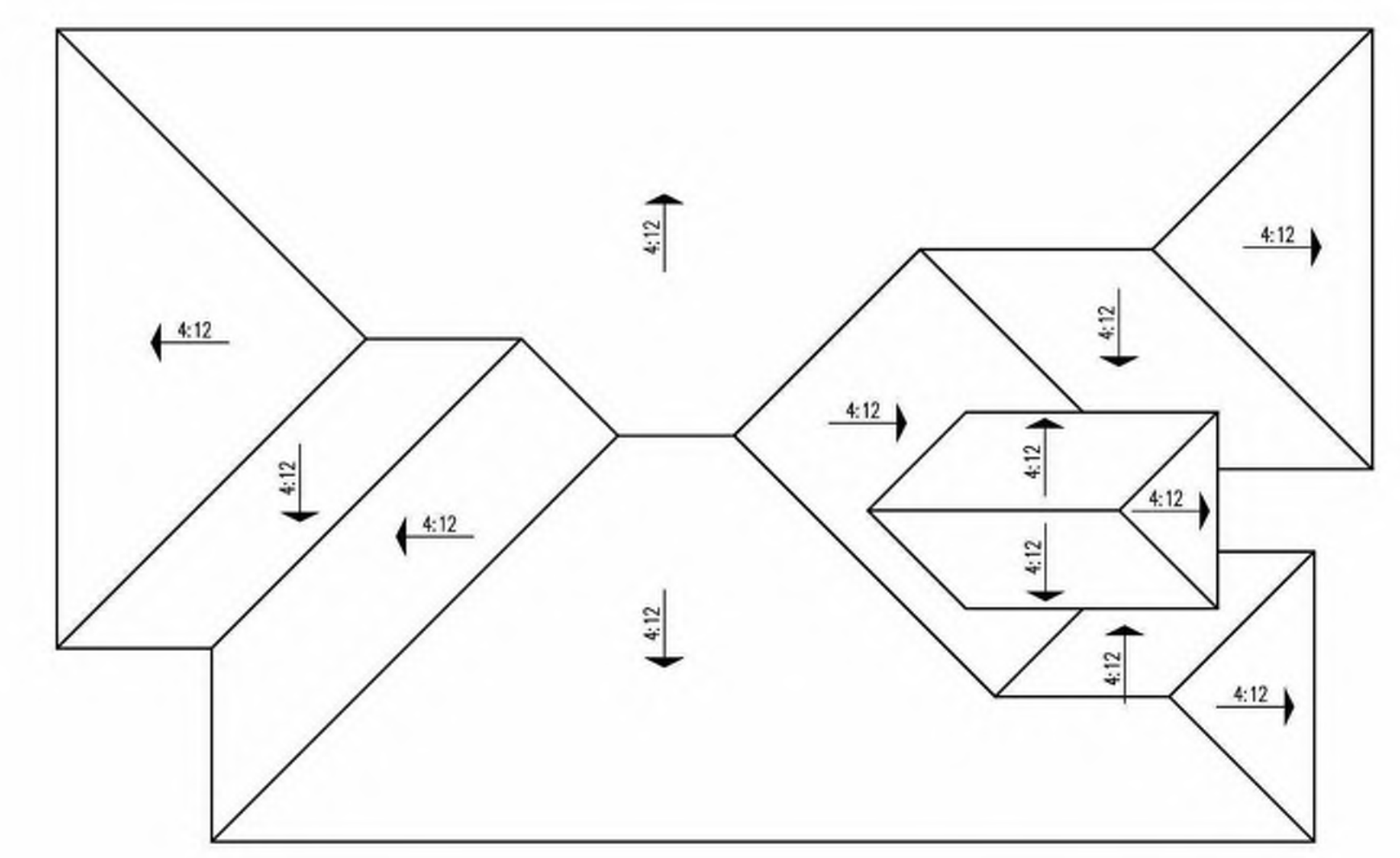
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

A1.3



Floor Plan



Roof Plan



Exterior Wall Light at Elevation 'B'

Floor Area Table	
1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

**SEVILLA II**

**FLOOR PLAN 'B' - DESERT CONTEMPORARY**

DATE: 2023.08.16

<p><b>Coachella, California</b> APN: 779-280-002 &amp; 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: <b>A1.4</b></p>
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### Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO PROJECTIONS WITH ACCENT COLOR
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOW
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR

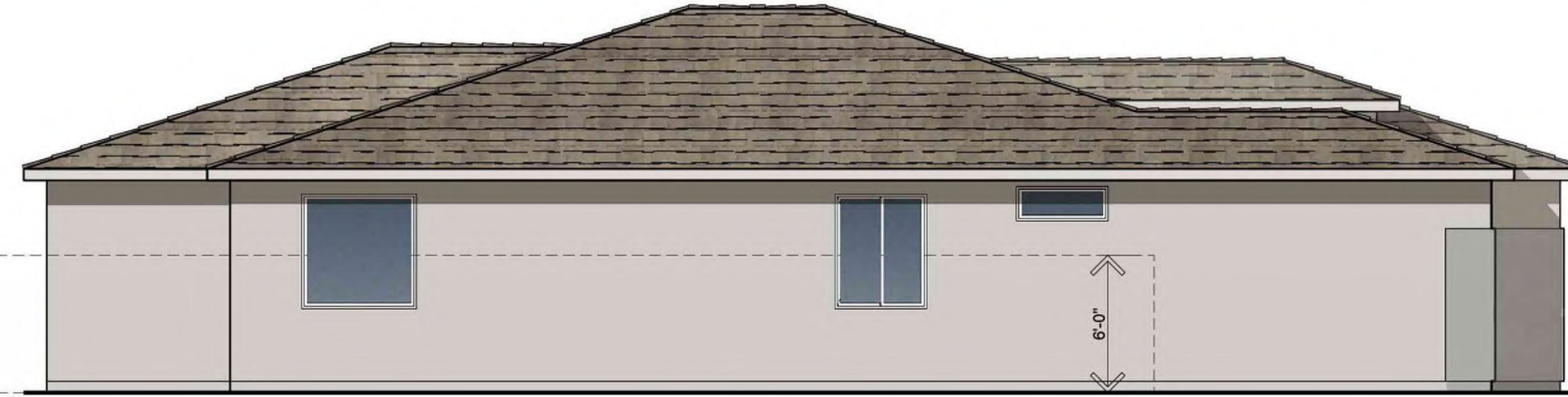
T/O RIDGE  
+16'-6"



Front Elevation 'B' - Desert Contemporary

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

SIDE FENCE RETURN



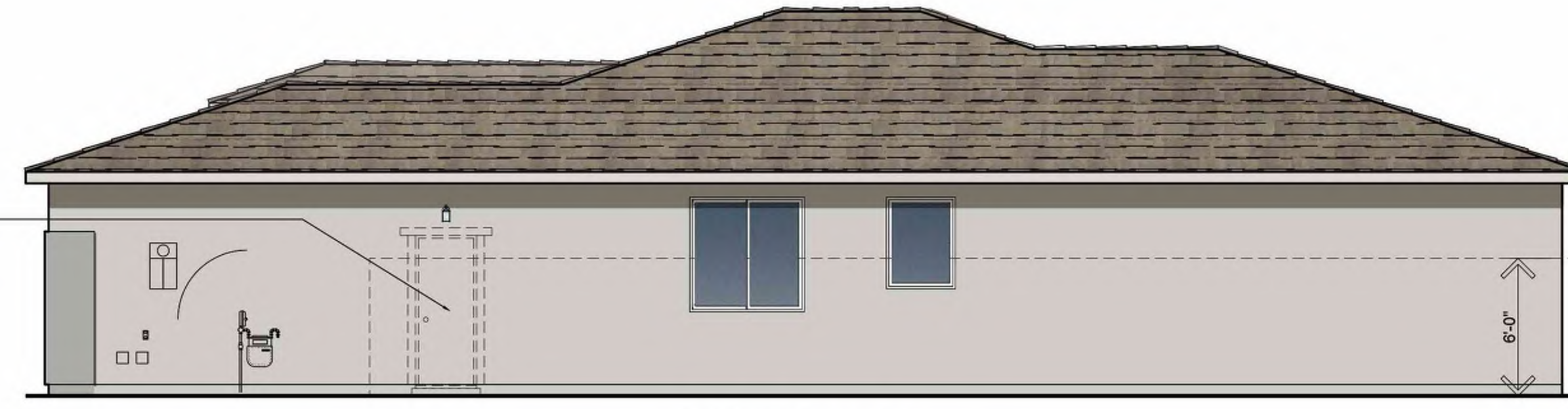
Left Elevation



Rear Elevation

REAR FENCE

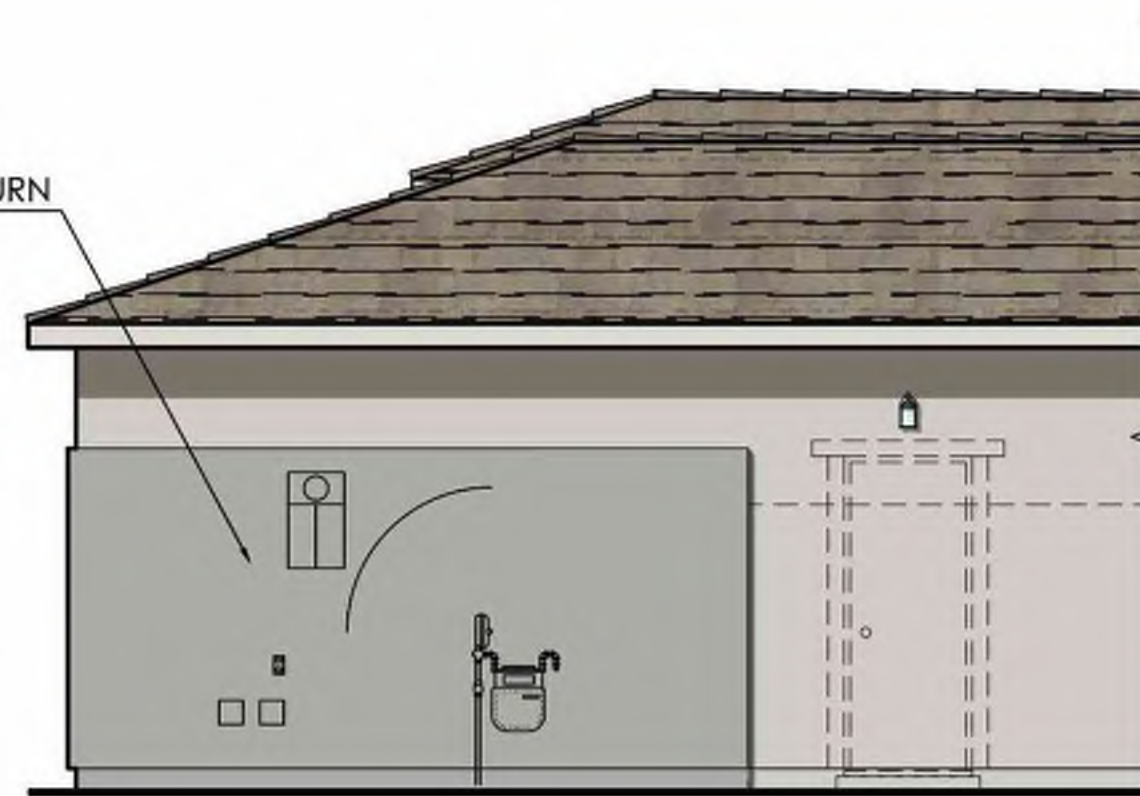
OPT GARAGE SERVICE DOOR



Right Elevation

SIDE FENCE RETURN

EXTENDED STUCCO PROJECTION TO FENCE RETURN ENHANCED LOTS ONLY



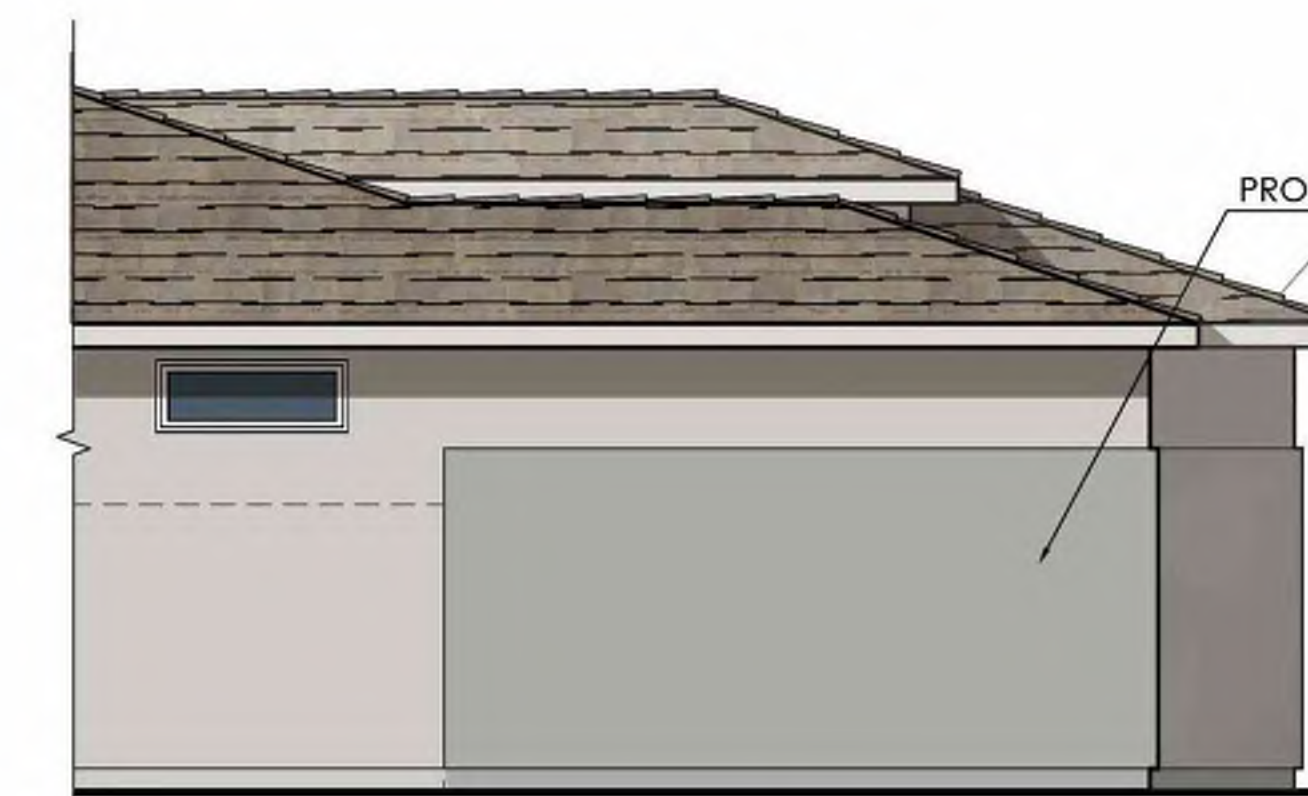
Right Elevation "Enhanced"

6" WIDE +2" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY



Rear Elevation "Enhanced"

EXTENDED STUCCO PROJECTION TO FENCE RETURN ENHANCED LOTS ONLY



Left Elevation "Enhanced"

## SEVILLA II

## ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
9755 CLAIREMONT MESA BLVD, SUITE 100  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

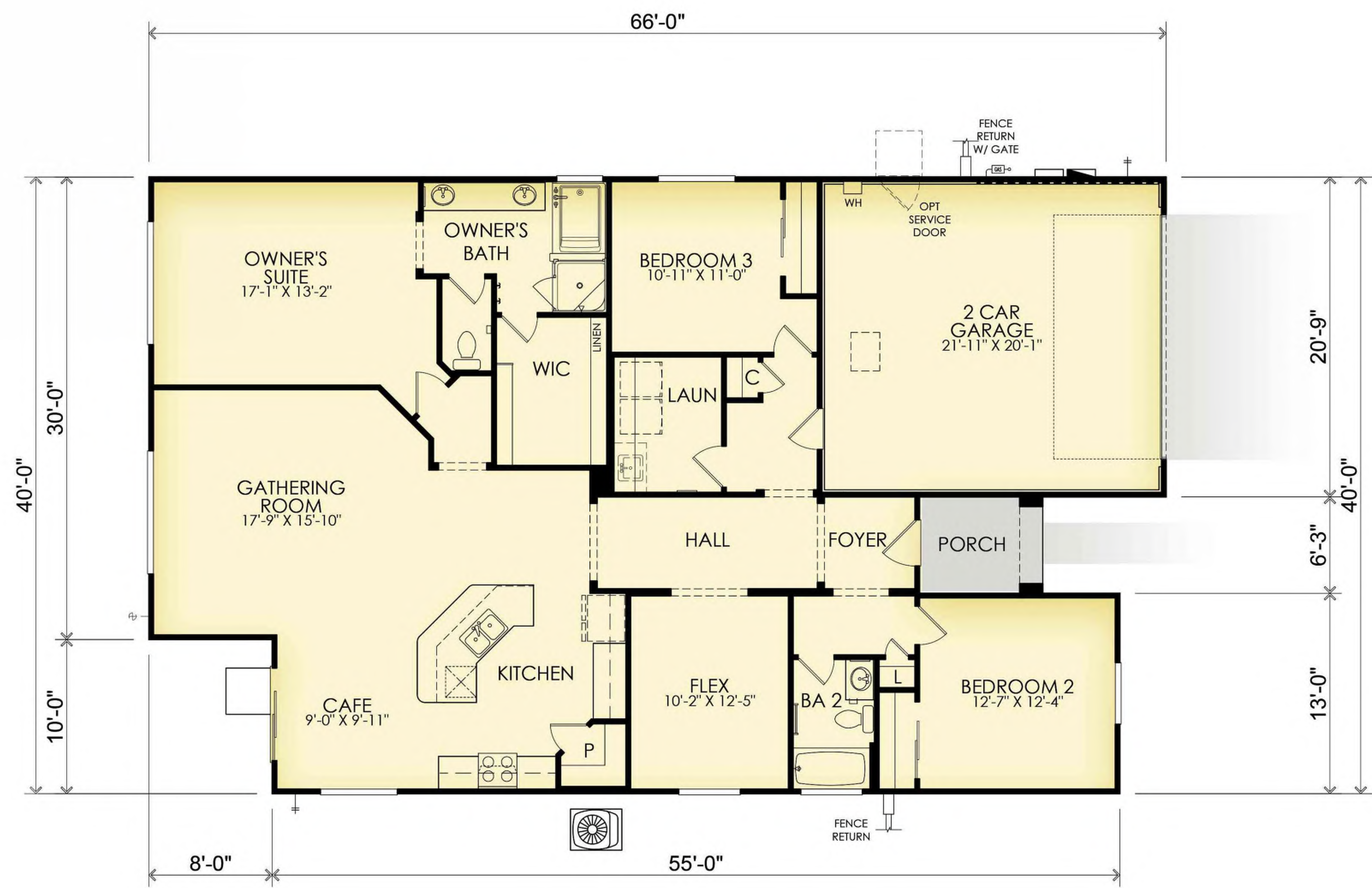
ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

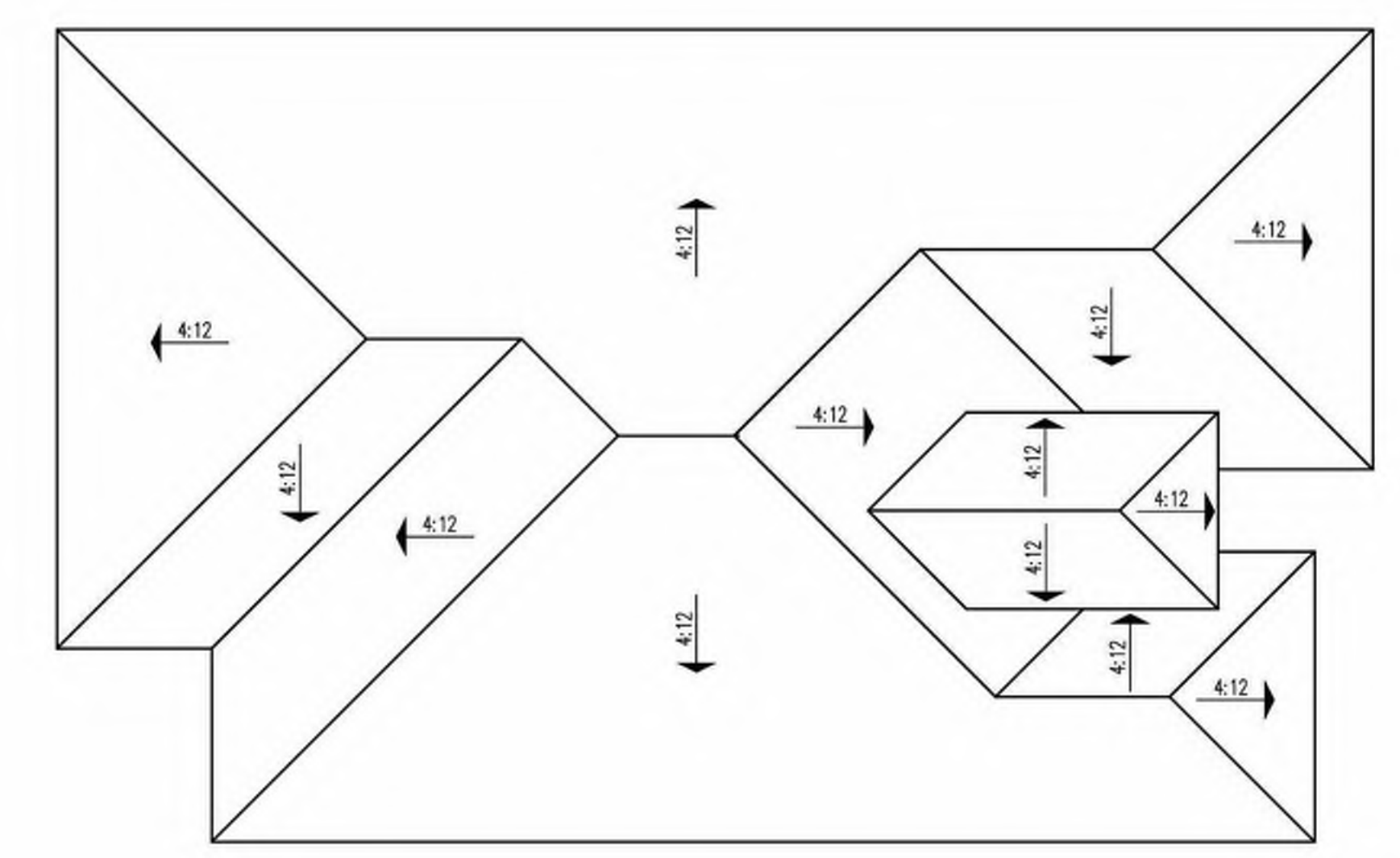
LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

**A1.5**



Floor Plan



Roof Plan



Exterior Wall Light at Elevation 'C'

Floor Area Table	
1st Floor	1,959 SQ. FT.
2nd Floor	n/a SQ. FT.
Total	1,959 SQ. FT.
2 - Car Garage	462 SQ. FT.
Porch	50 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'C' - PRAIRIE

DATE: 2023.08.16

<p><b>Coachella, California</b> APN: 779-280-002 &amp; 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: <b>A1.6</b></p>
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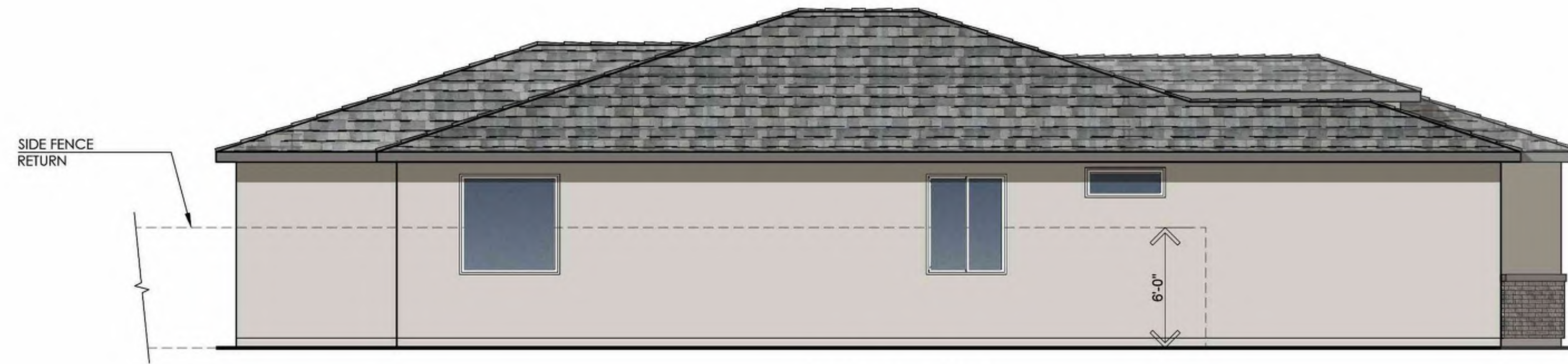
### Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. DECORATIVE VENEER
- F. DISTINCT "C" ELEVATION COACH LIGHT
- G. DISTINCT "C" ELEVATION FRONT DOOR
- H. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



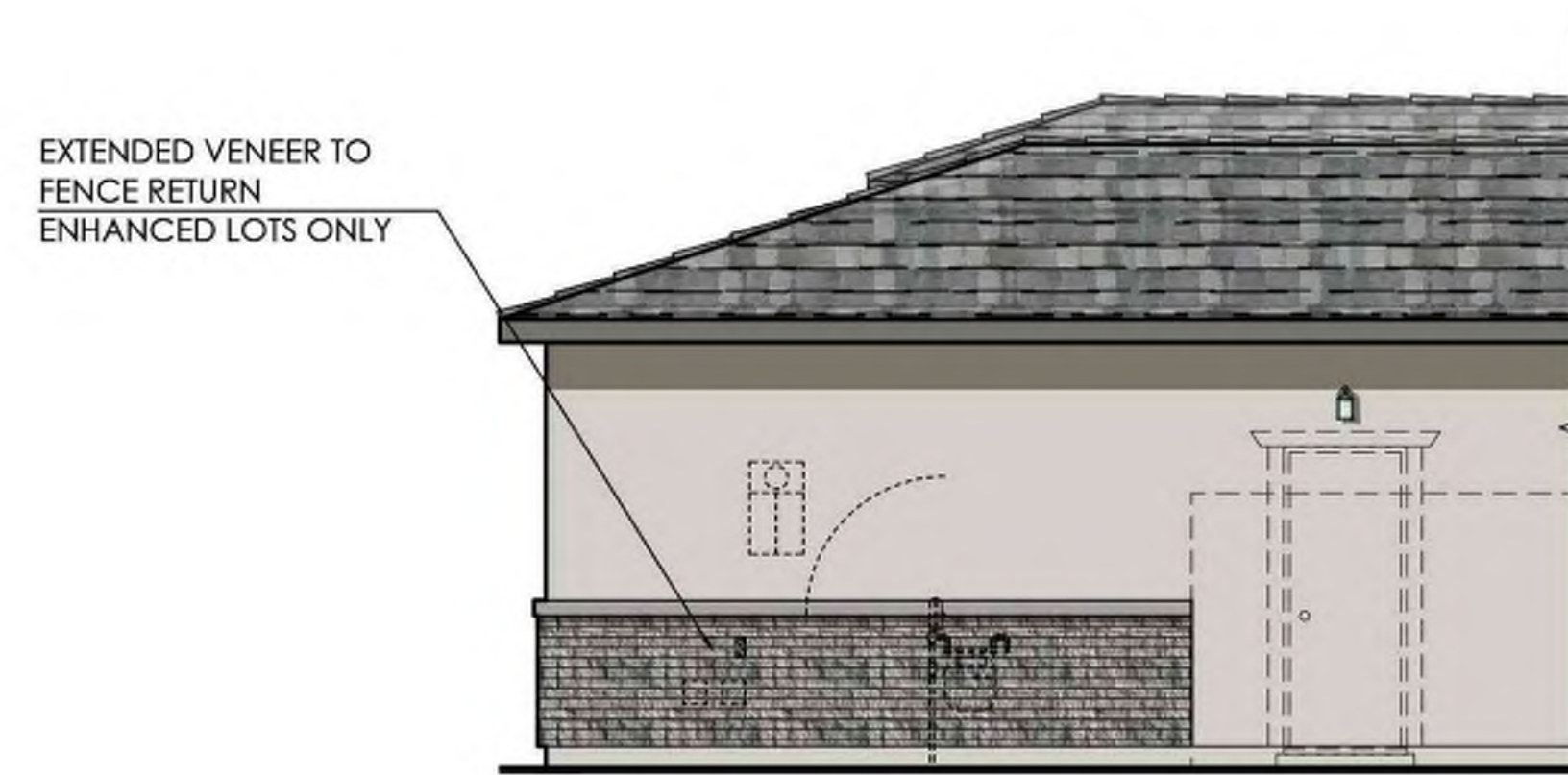
Left Elevation



Rear Elevation



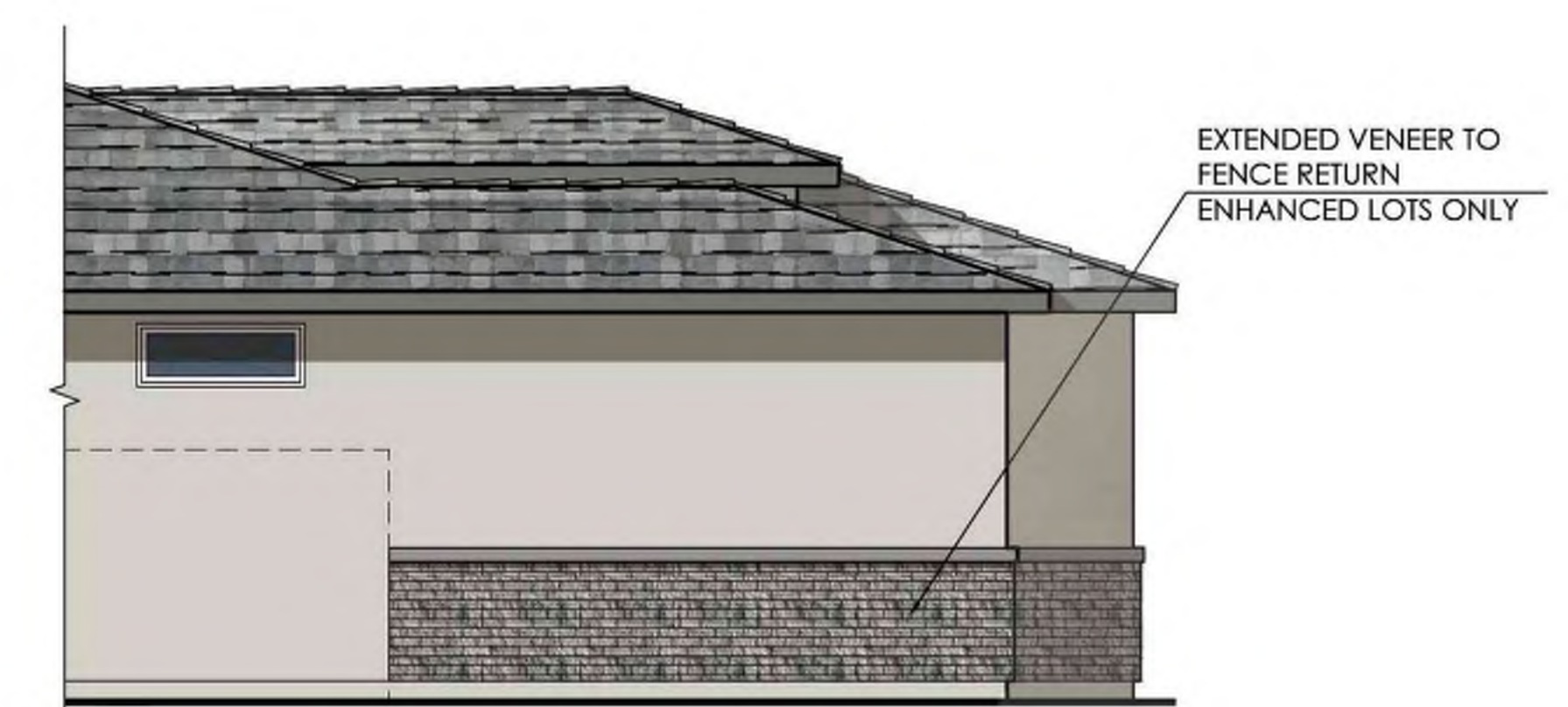
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

## SEVILLA II

## ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

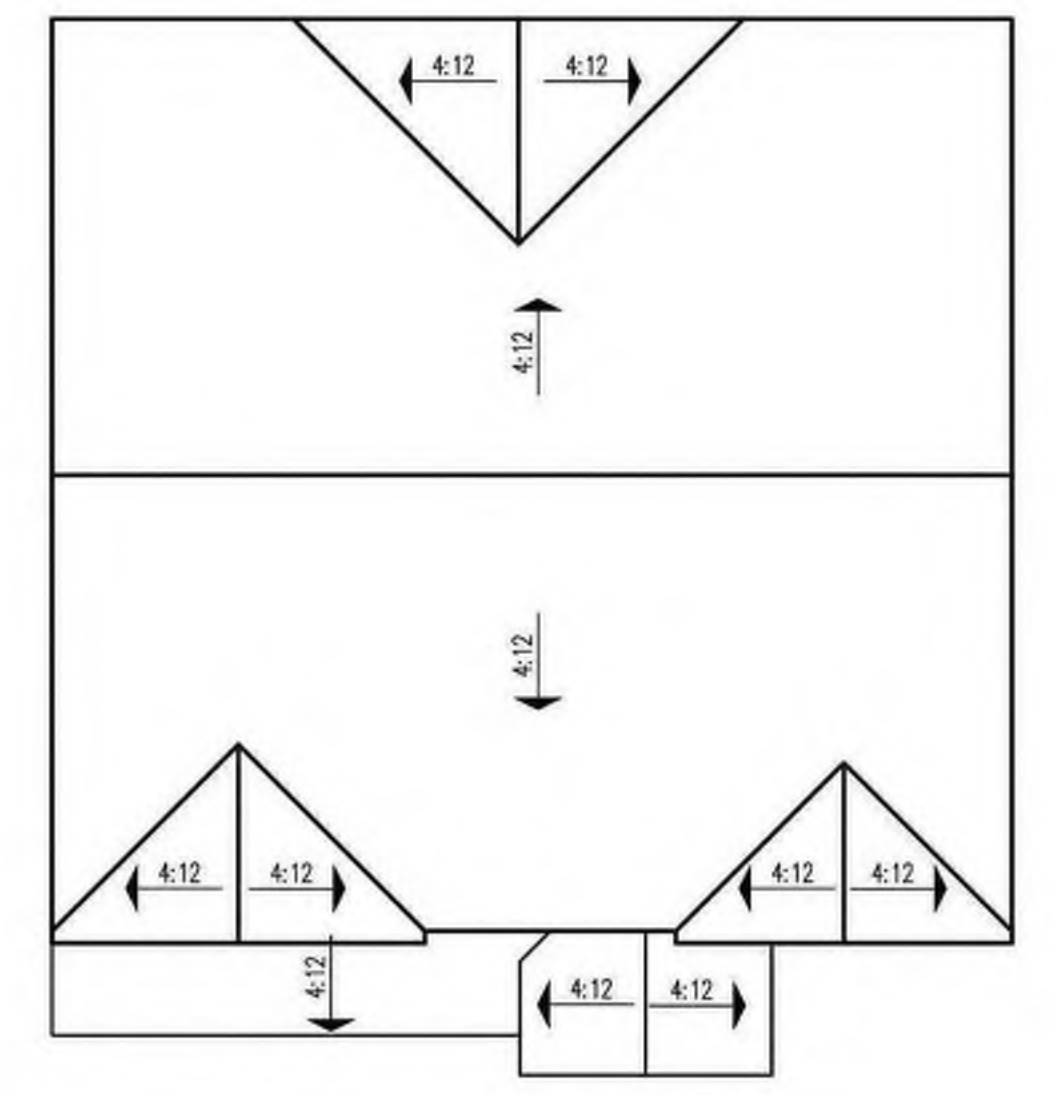
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A1.7



Exterior Wall Light at Elevation 'A'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'A' - SPANISH

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A2.0**



A - TRANSITIONAL SPANISH  
SCHEME 1



C - PRAIRIE  
SCHEME 8



B - DESERT CONTEMPORARY  
SCHEME 4

# SEVILLA II

# FRONT ELEVATIONS

DATE:  
2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

**A2.1**

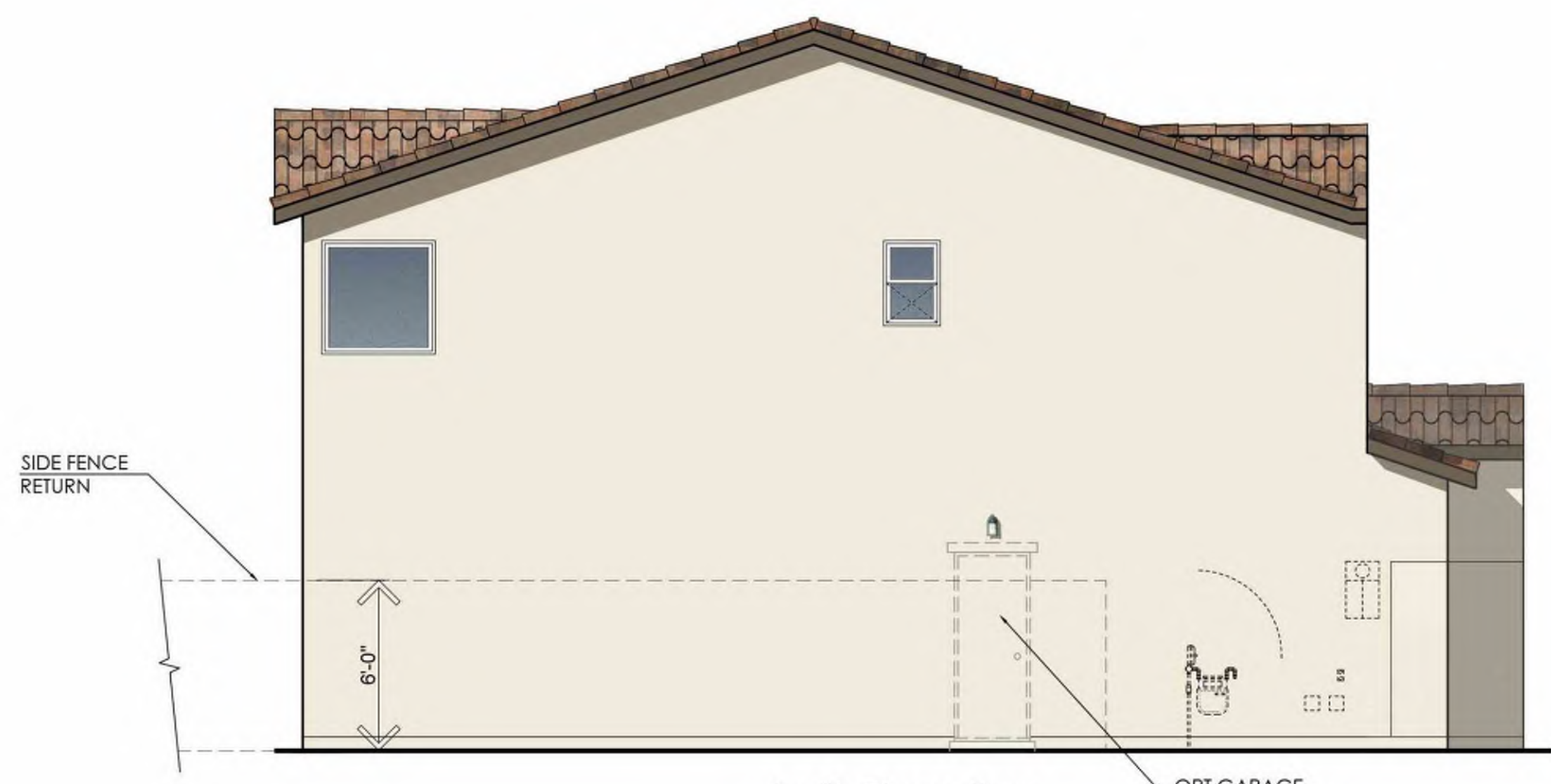


Front Elevation 'A' - Transitional Spanish

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOWS
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR

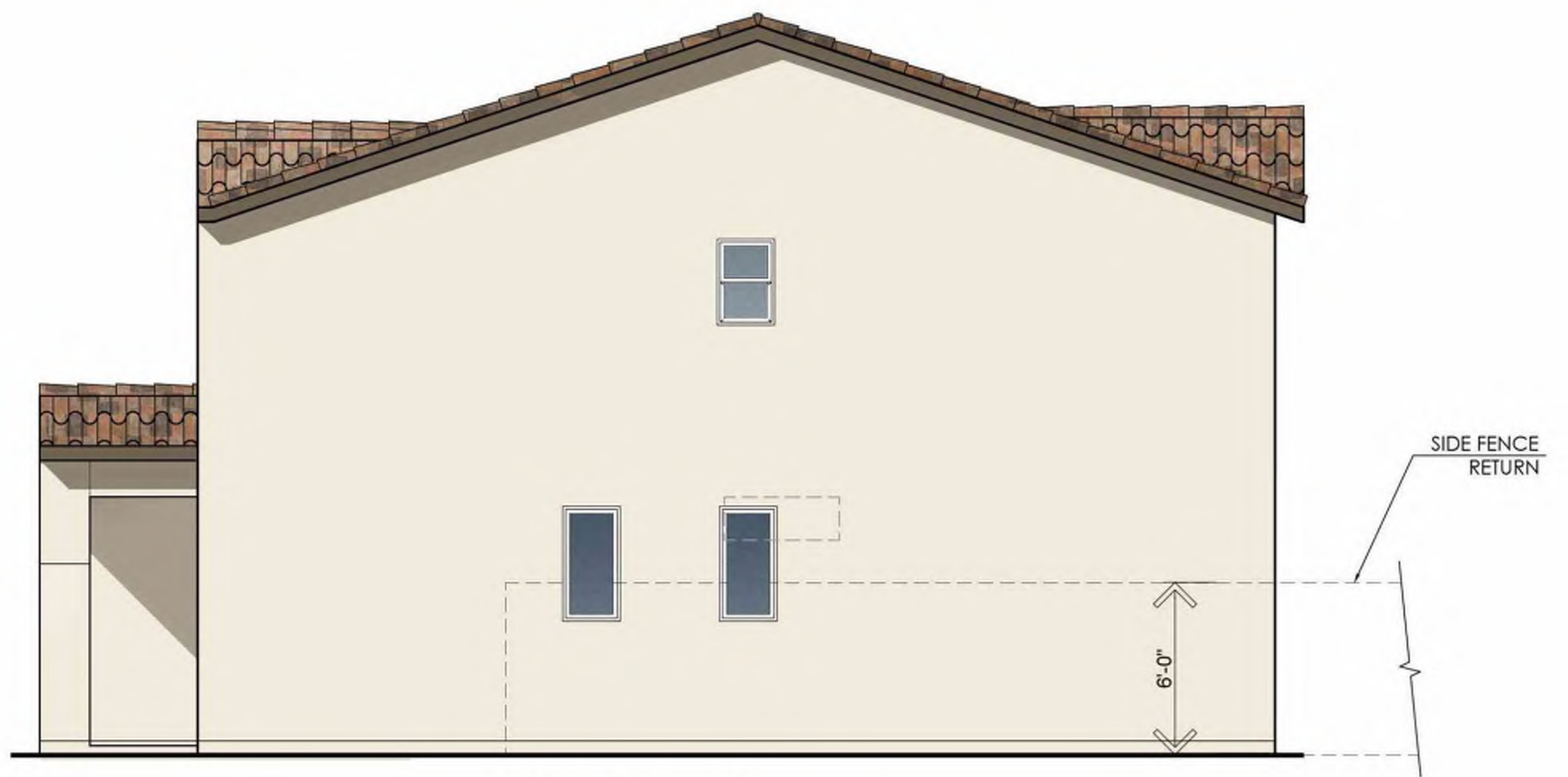


Left Elevation

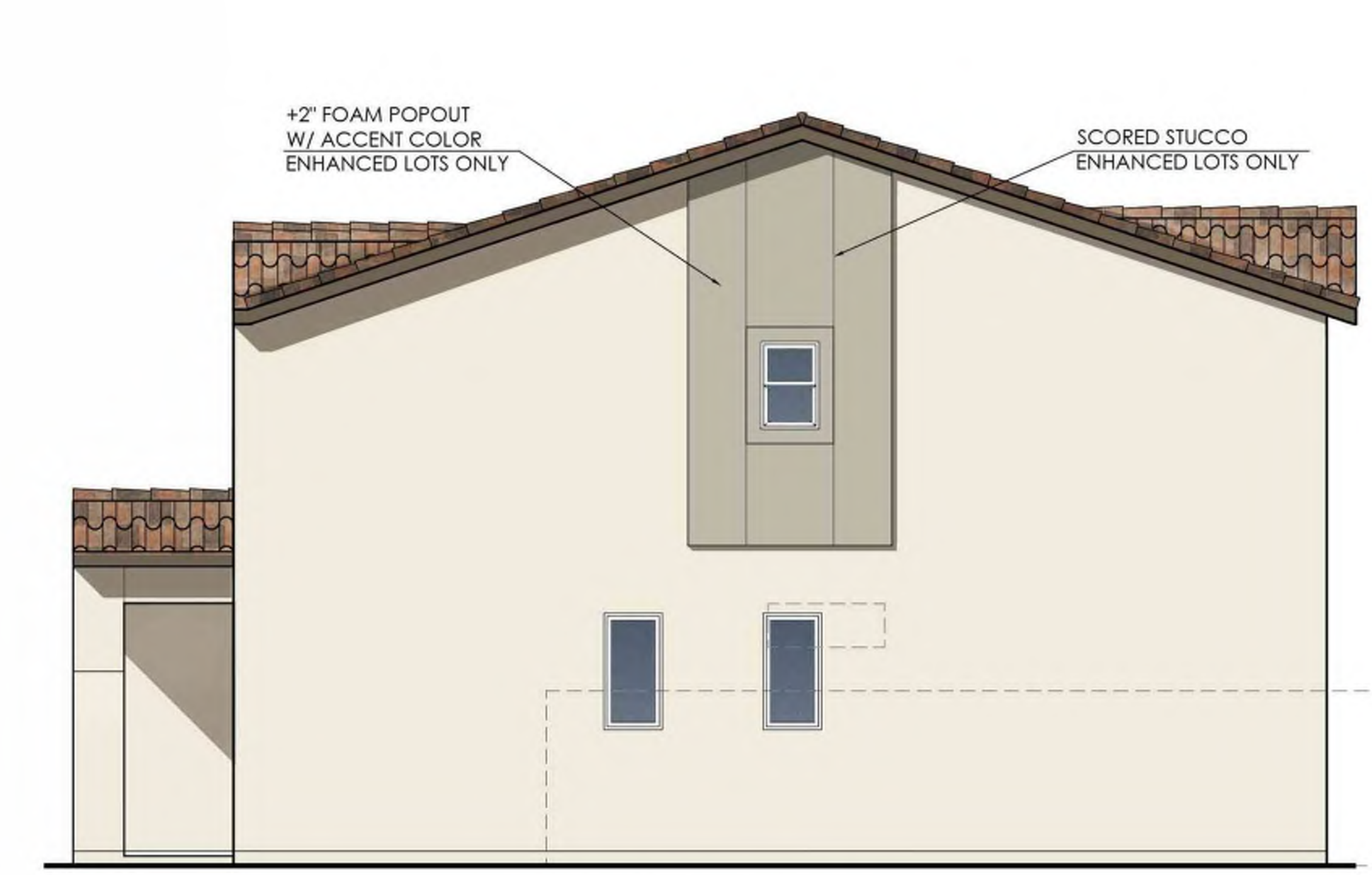
OPT GARAGE SERVICE DOOR



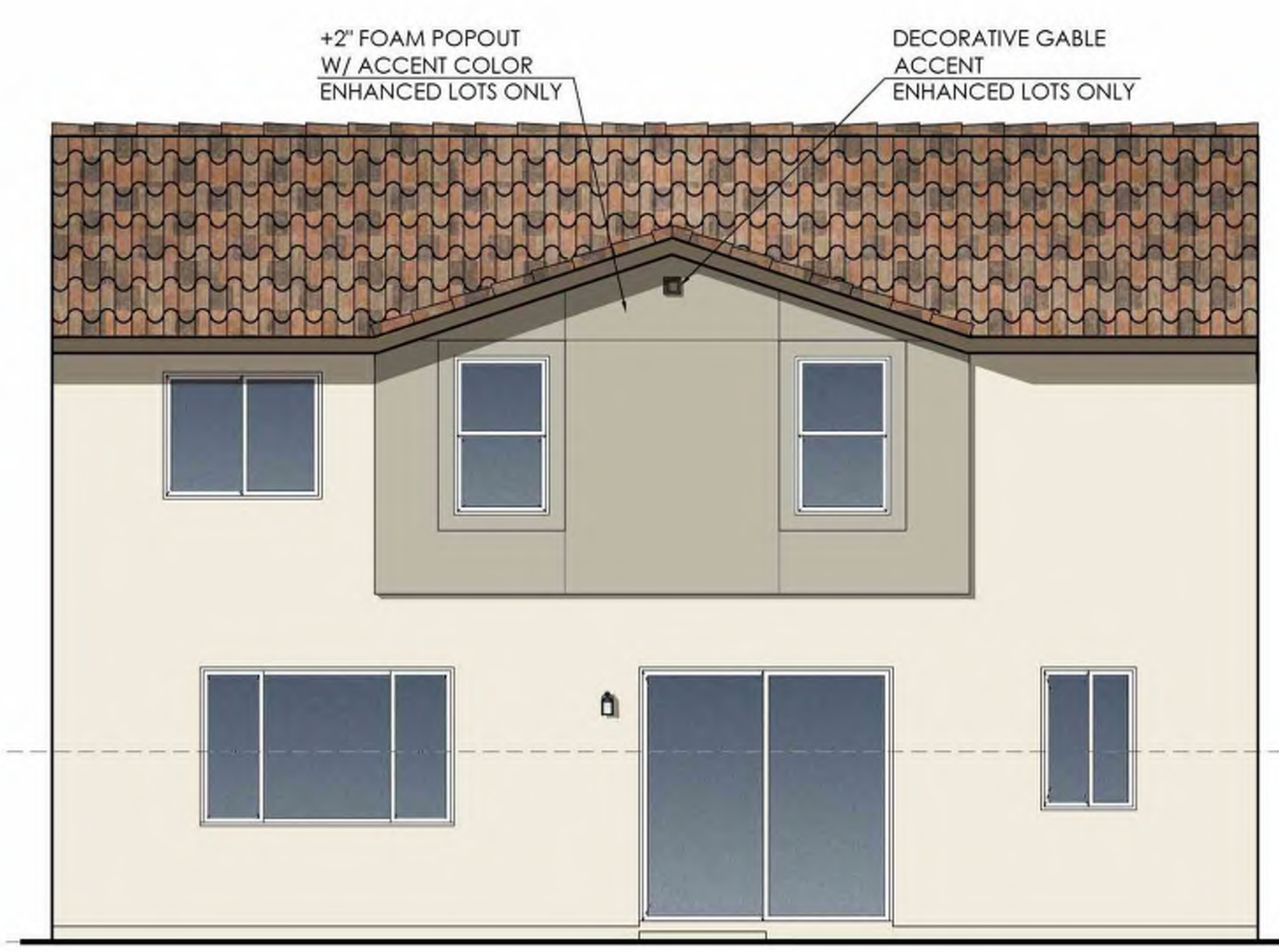
Rear Elevation



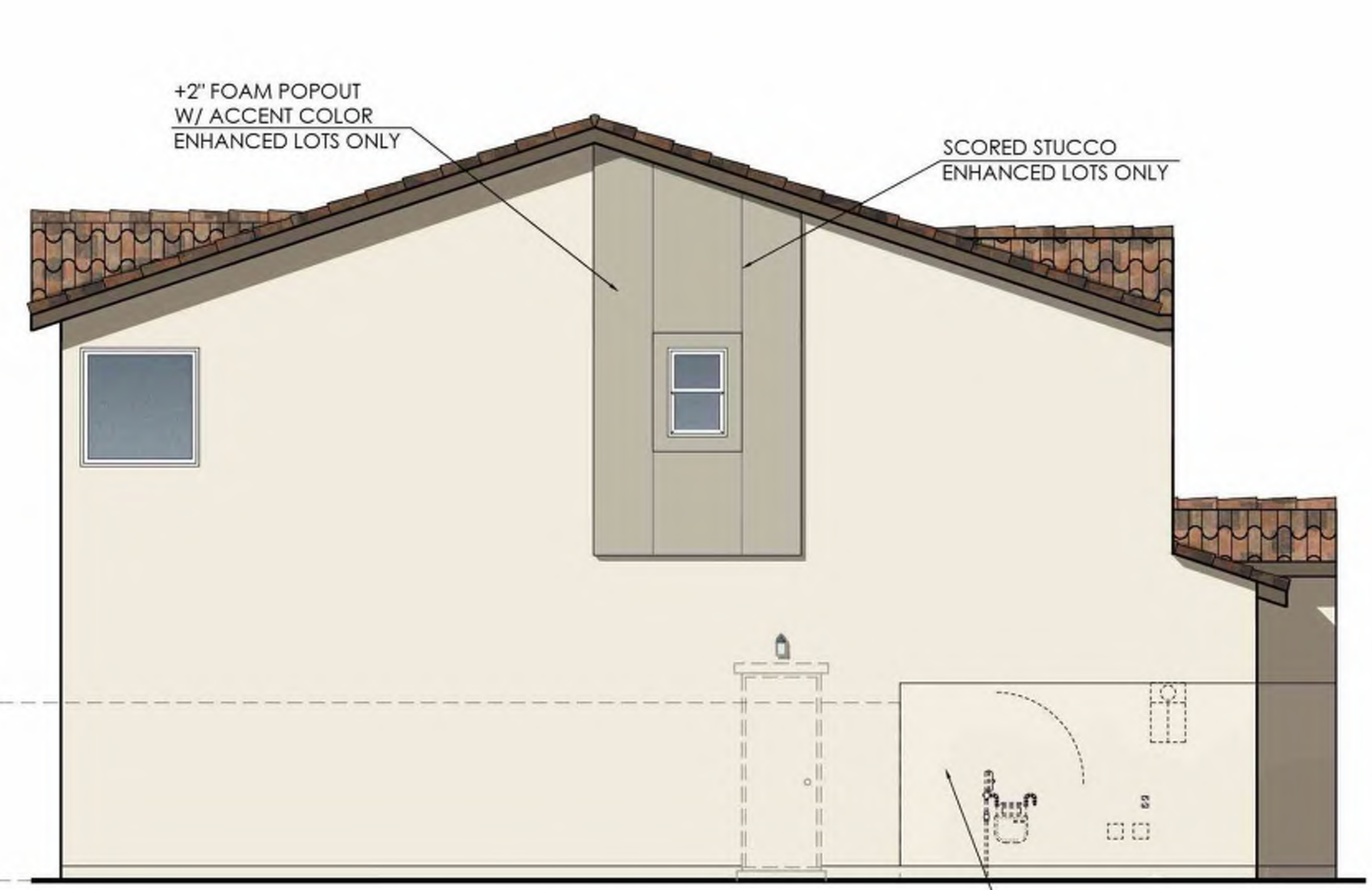
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

EXTENDED STUCCO PROJECTION TO FENCE RETURN ENHANCED LOTS ONLY

SEVILLA II

ELEVATIONS "A" - SPANISH

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

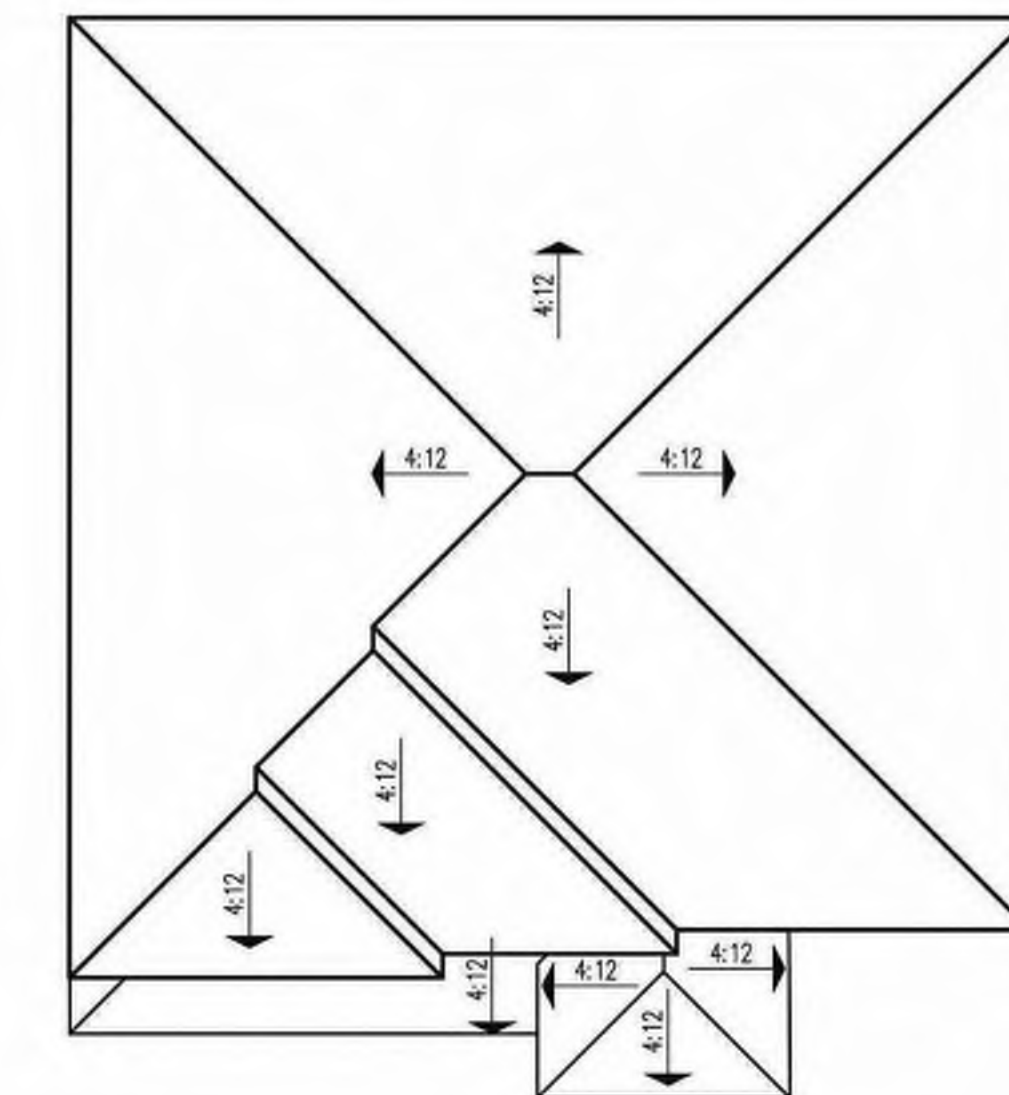
ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A2.2**



Exterior Wall Light at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	54 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A2.3**

T/O RIDGE  
+24'-11"

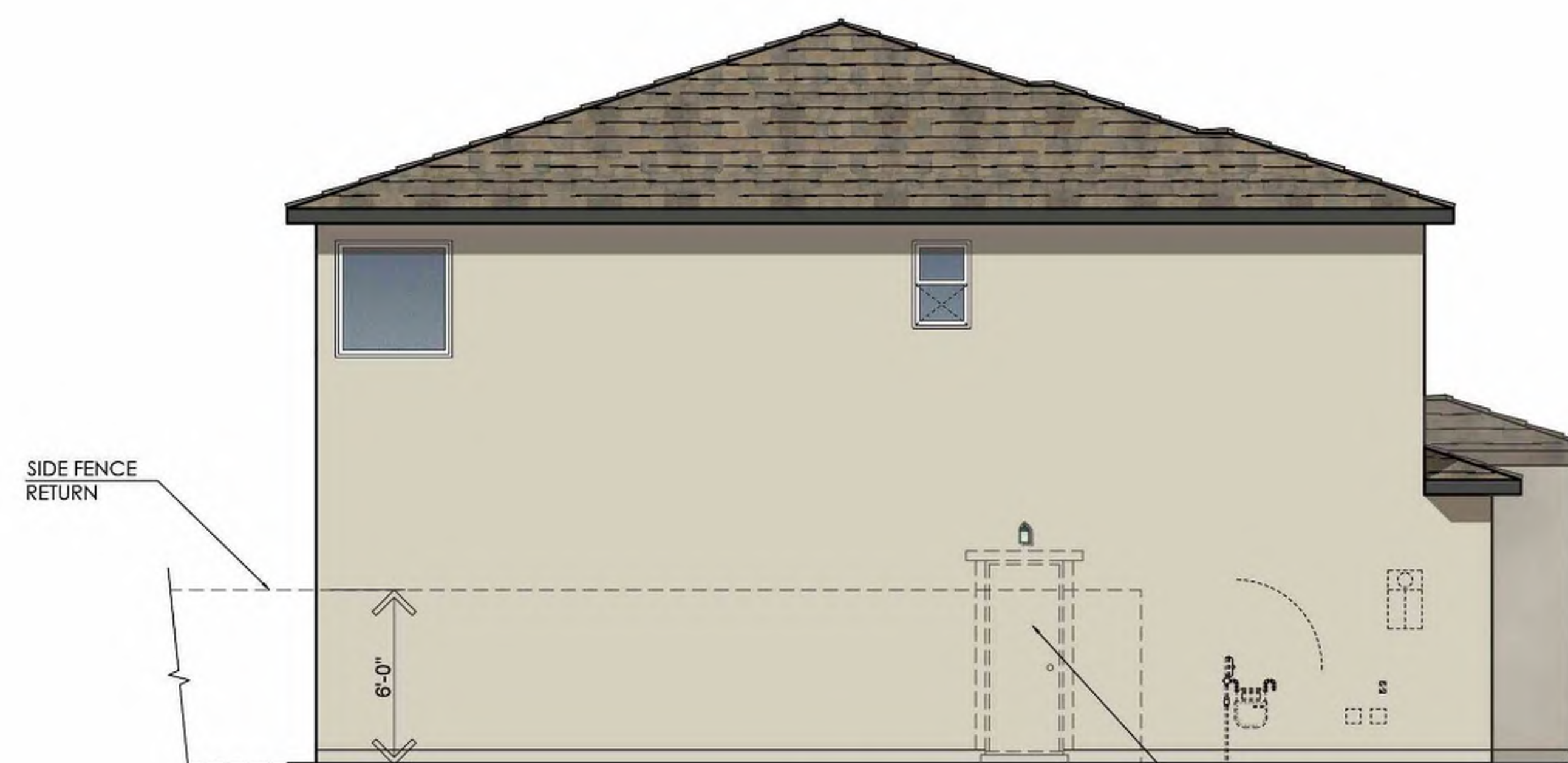


Front Elevation 'B' - Contemporary

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. OPTIONAL WINDOWS AT GARAGE DOOR
- D. SCORED STUCCO ACCENTS
- E. RECESSED WINDOWS
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR



Left Elevation

OPT GARAGE SERVICE DOOR

SIDE FENCE RETURN

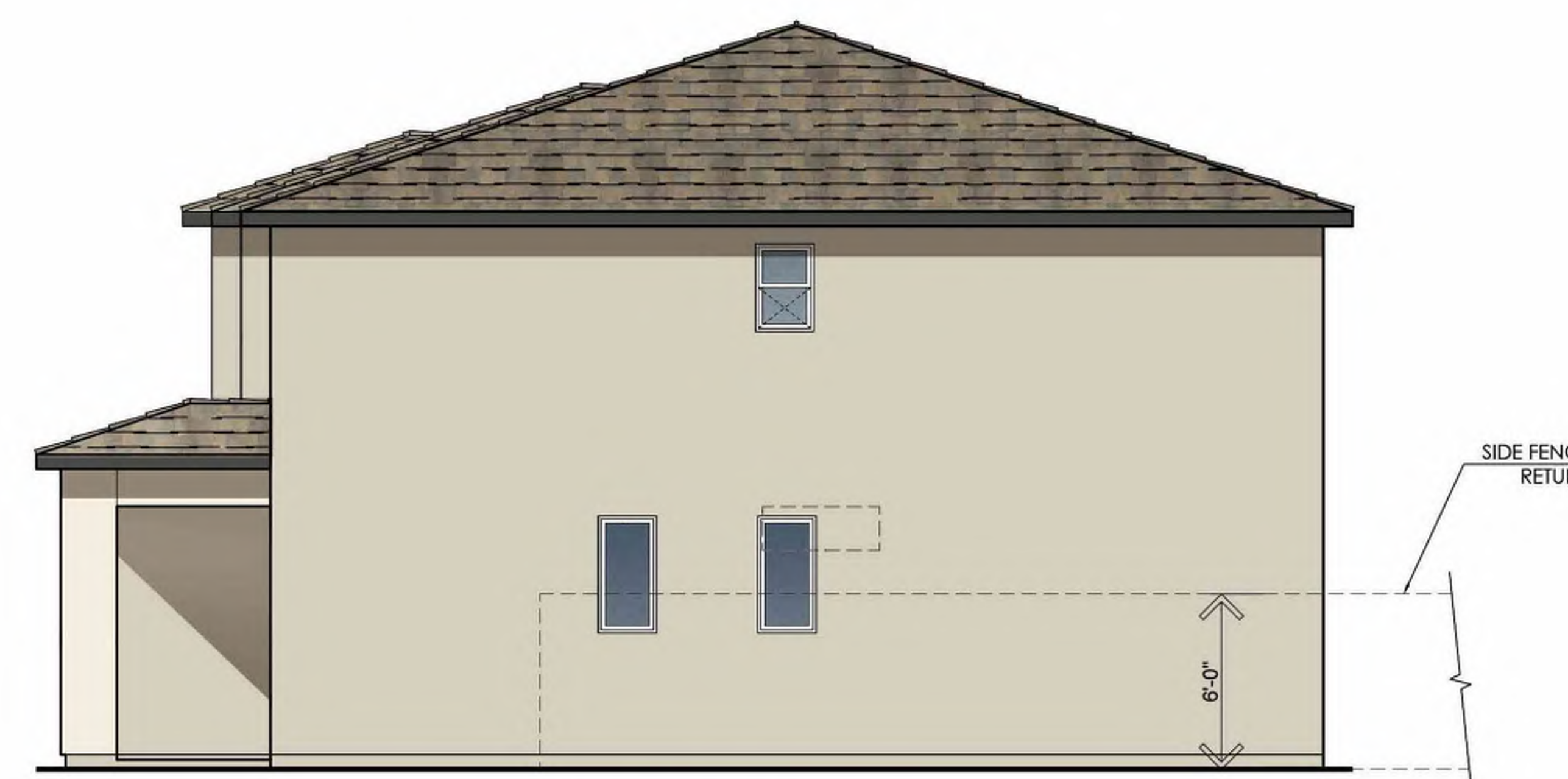
6'-0"



Rear Elevation

REAR FENCE

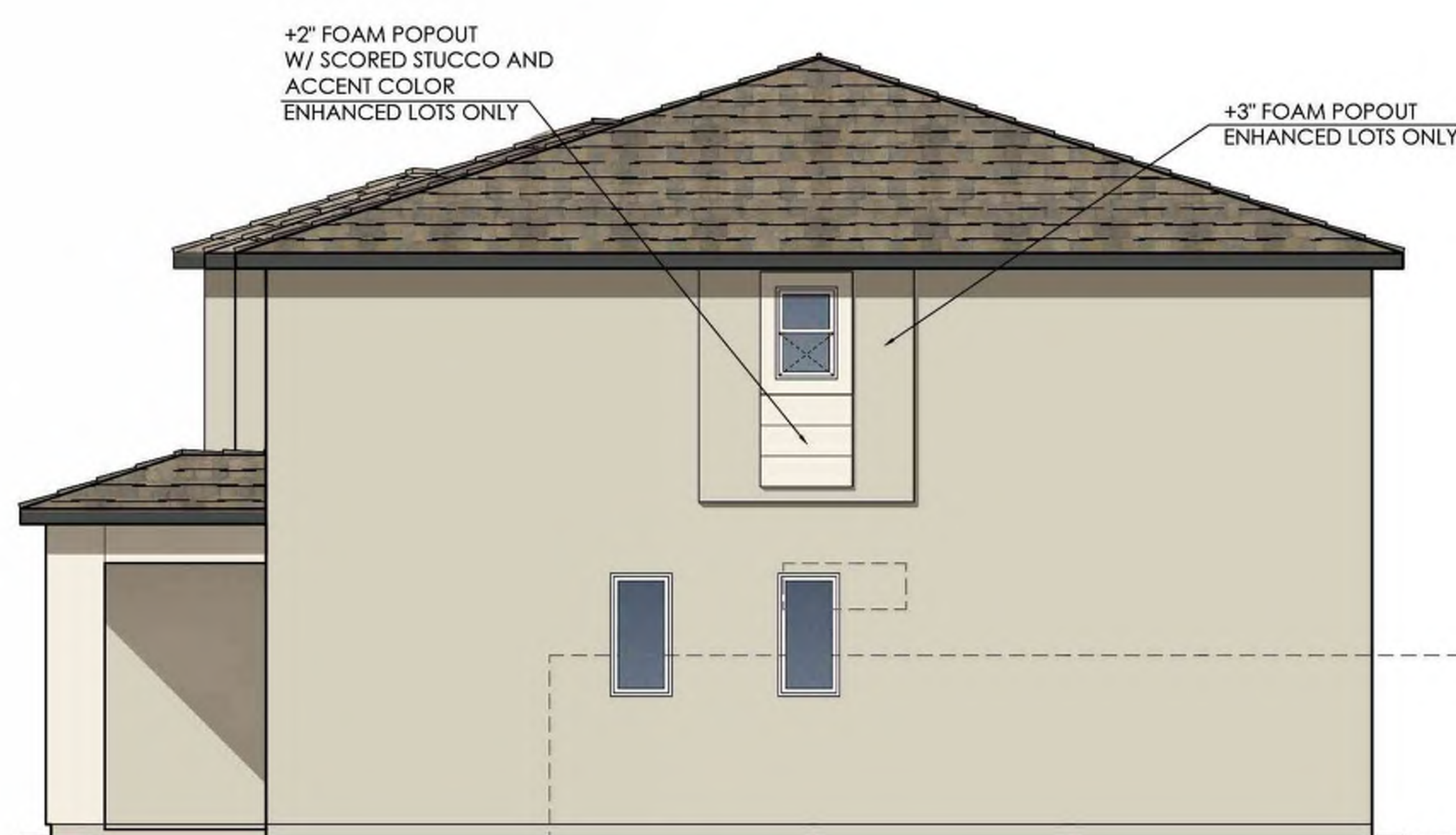
6'-0"



Right Elevation

SIDE FENCE RETURN

6'-0"



Right Elevation "Enhanced"

+2" FOAM POPOUT W/ SCORED STUCCO AND ACCENT COLOR ENHANCED LOTS ONLY

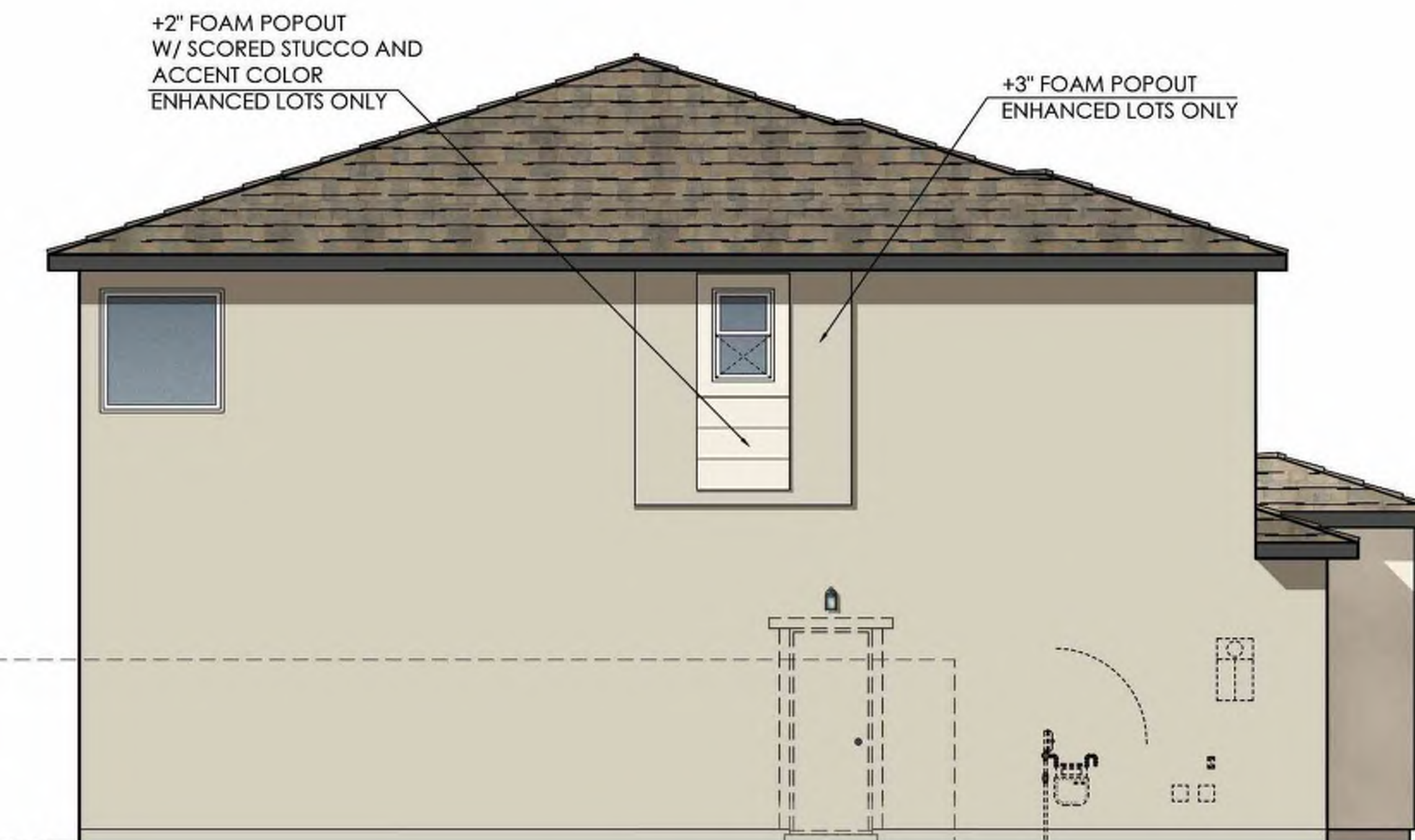
+3" FOAM POPOUT ENHANCED LOTS ONLY



Rear Elevation "Enhanced"

+2" FOAM POPOUT W/ SCORED STUCCO AND ACCENT COLOR ENHANCED LOTS ONLY

+3" FOAM POPOUT ENHANCED LOTS ONLY



Left Elevation "Enhanced"

+2" FOAM POPOUT W/ SCORED STUCCO AND ACCENT COLOR ENHANCED LOTS ONLY

+3" FOAM POPOUT ENHANCED LOTS ONLY

SEVILLA II

ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

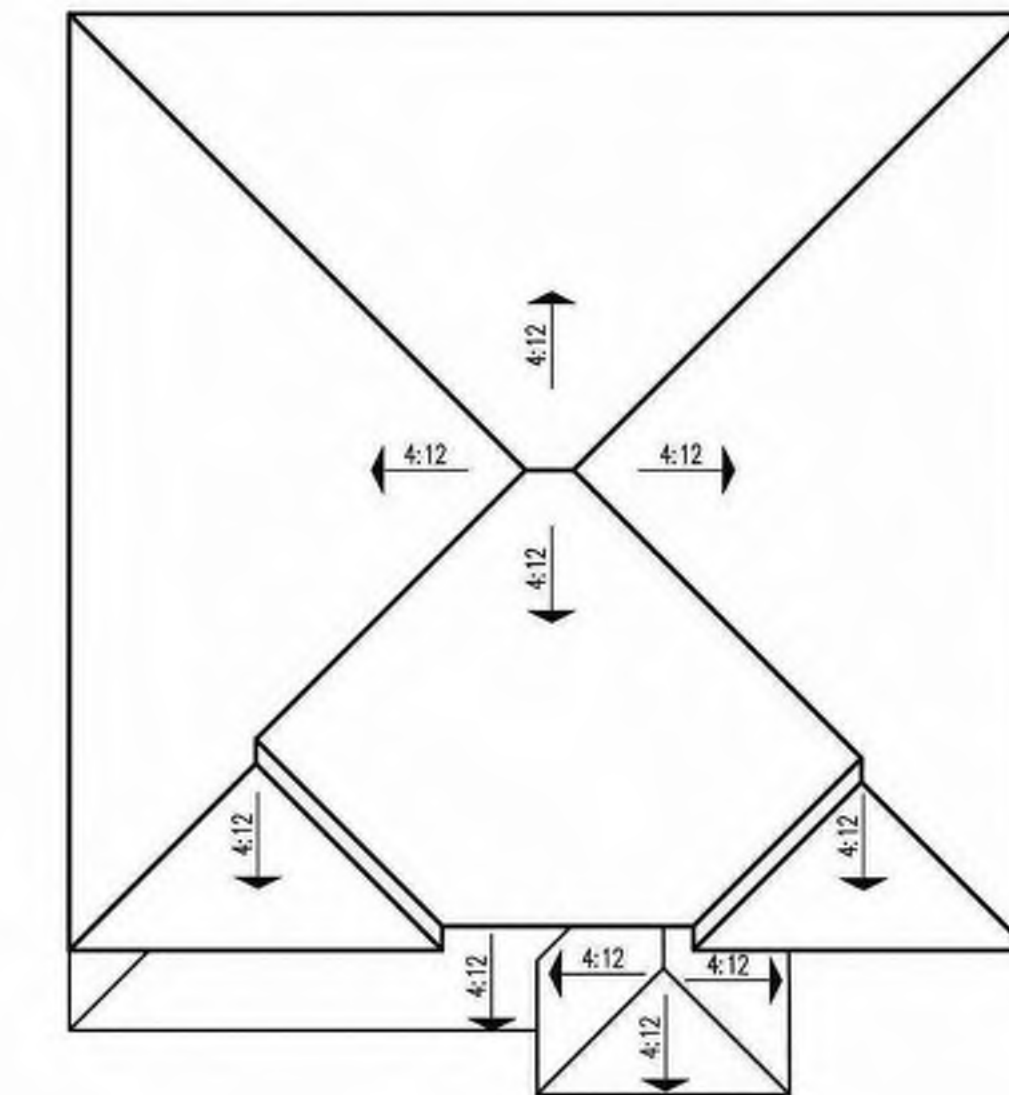
DRAWING NO:

A2.4





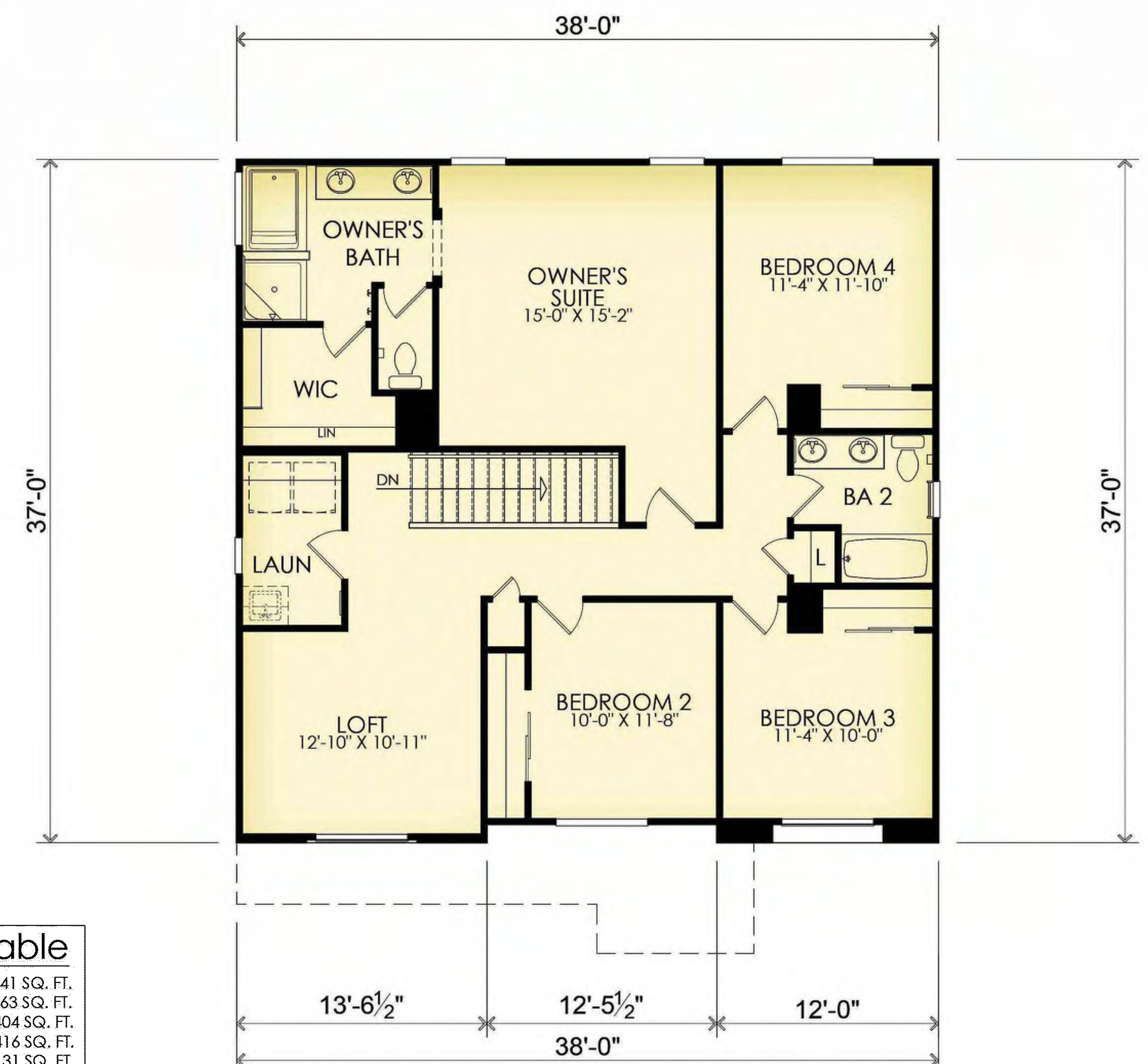
Exterior Wall Light at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,041 SQ. FT.
2nd Floor	1,363 SQ. FT.
Total	2,404 SQ. FT.
2 - Car Garage	416 SQ. FT.
Porch	31 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A2.5**

T/O RIDGE  
+24'-11"

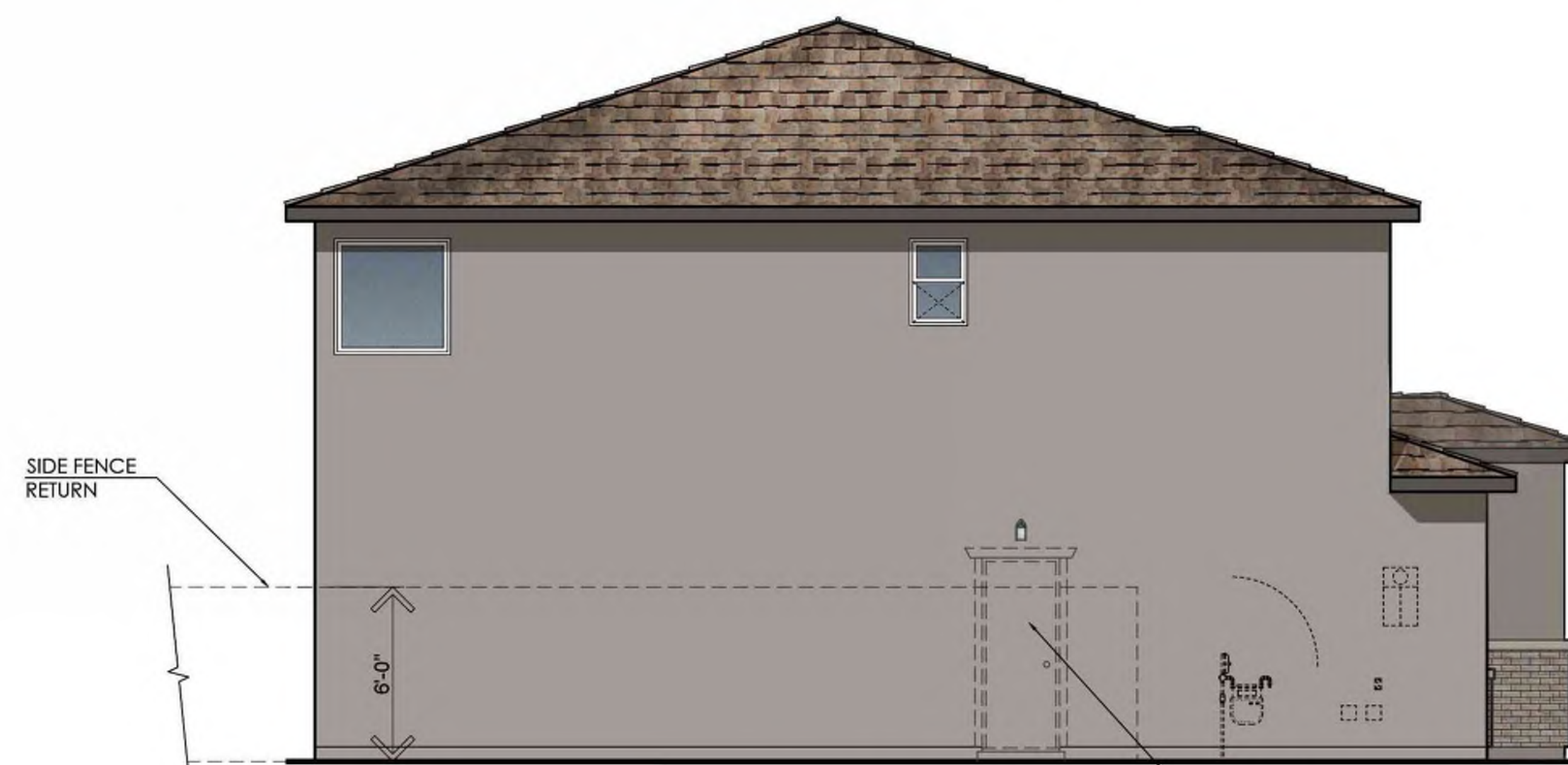
### Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOWS
- F. DECORATIVE VENEER
- G. DISTINCT "C" ELEVATION COACH LIGHT
- H. DISTINCT "C" ELEVATION FRONT DOOR
- I. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



Left Elevation

OPT GARAGE SERVICE DOOR

SIDE FENCE RETURN

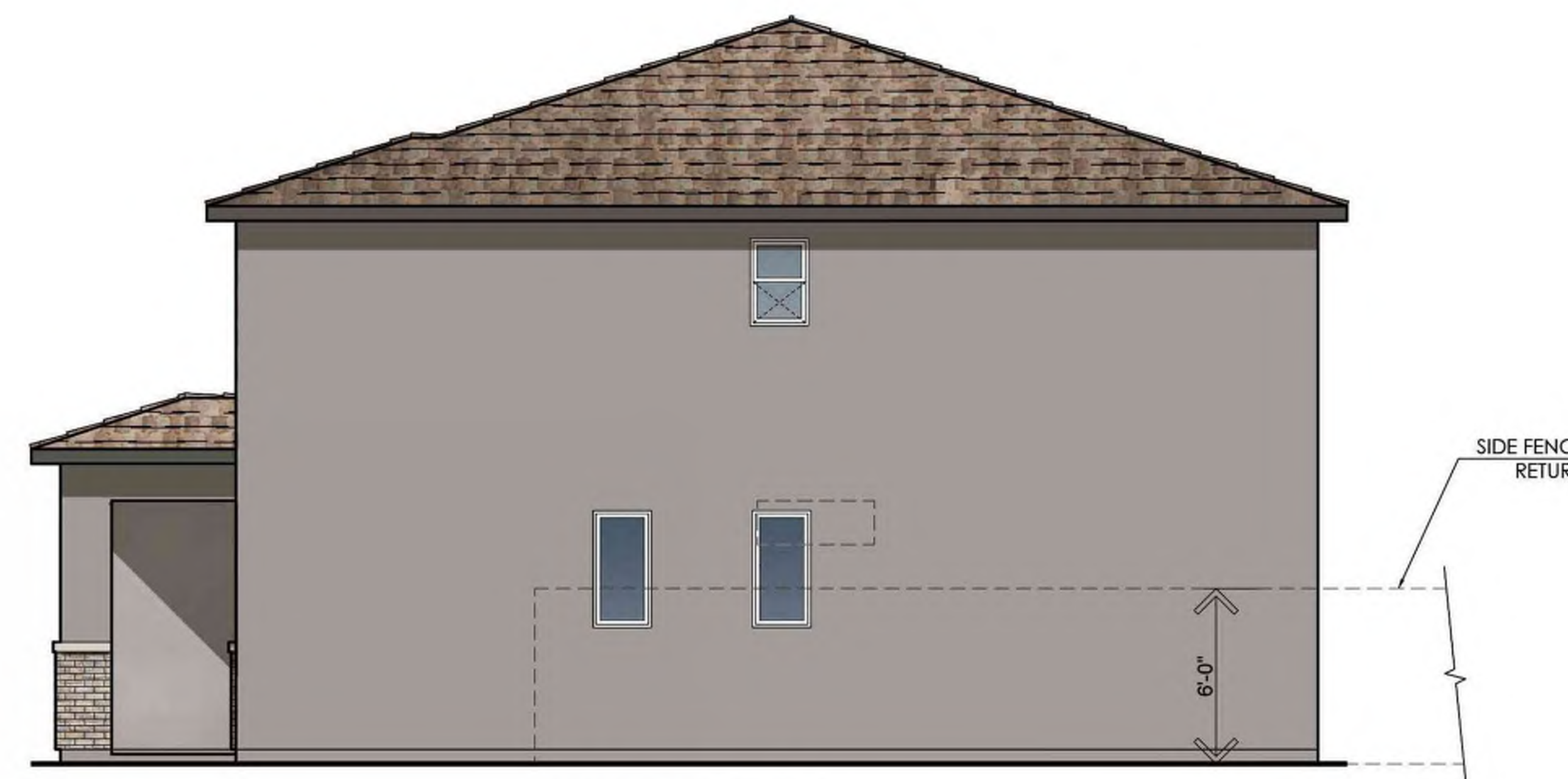
6'-0"



Rear Elevation

REAR FENCE

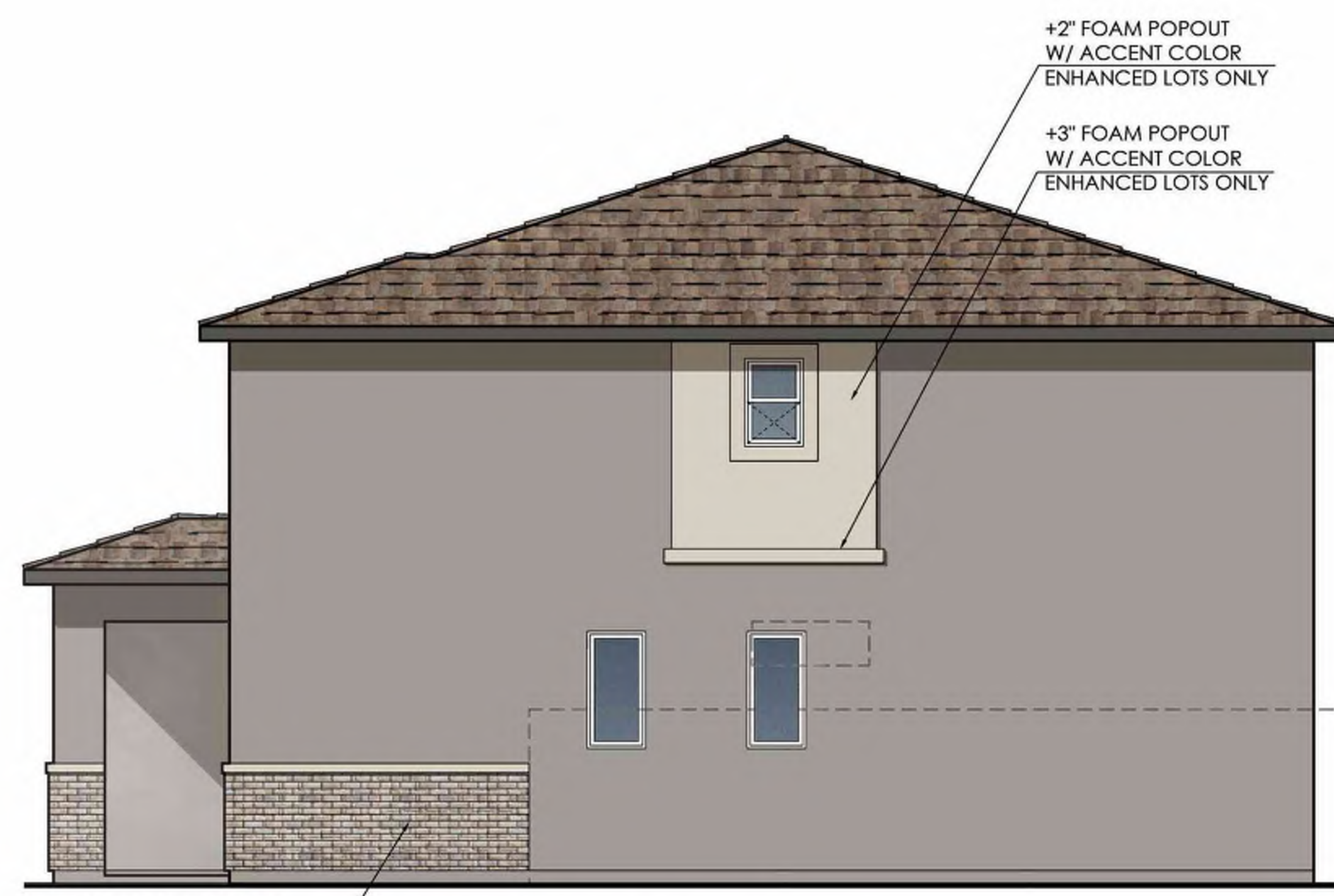
6'-0"



Right Elevation

SIDE FENCE RETURN

6'-0"

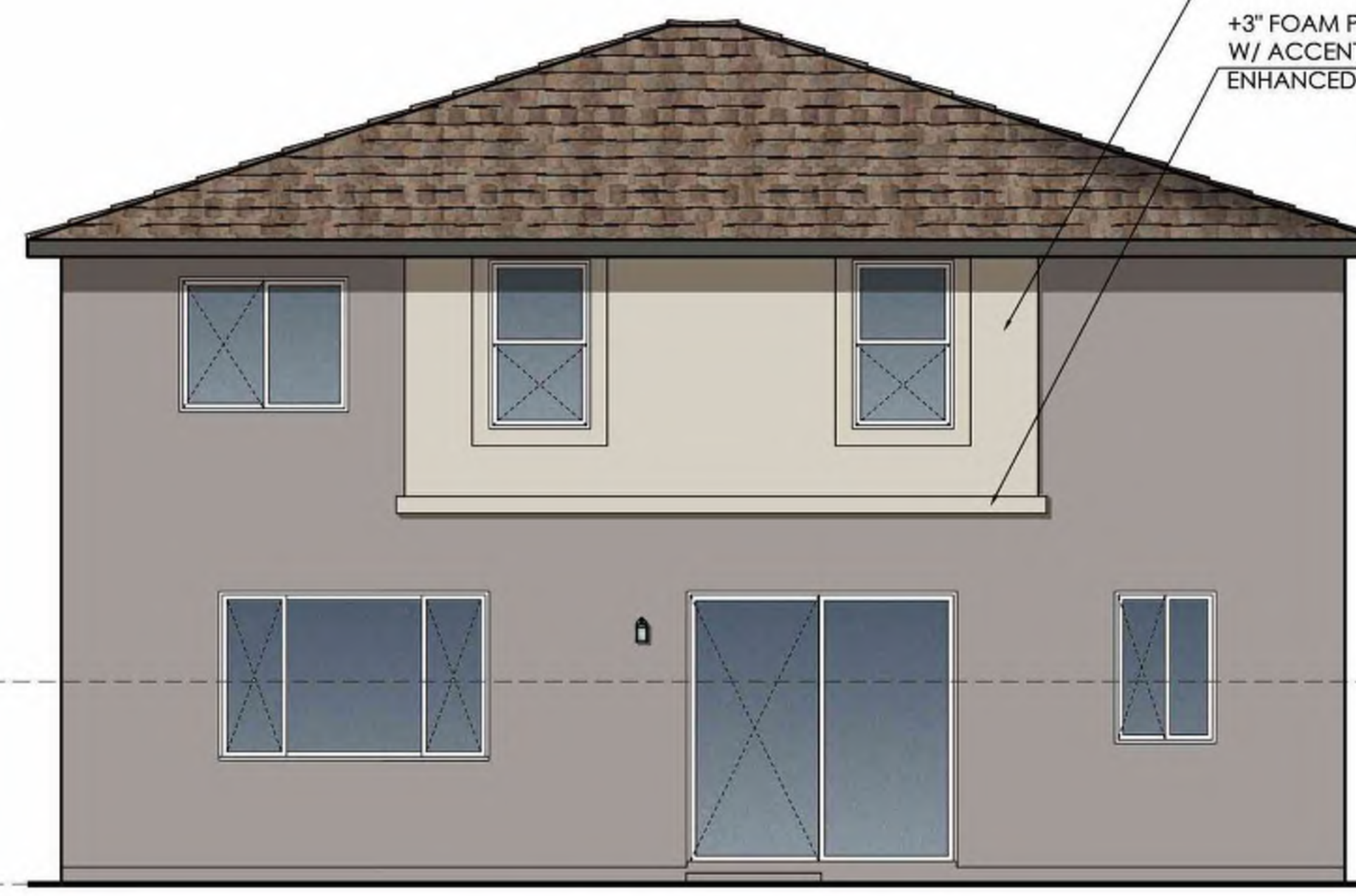


Right Elevation "Enhanced"

+2" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY

+3" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY

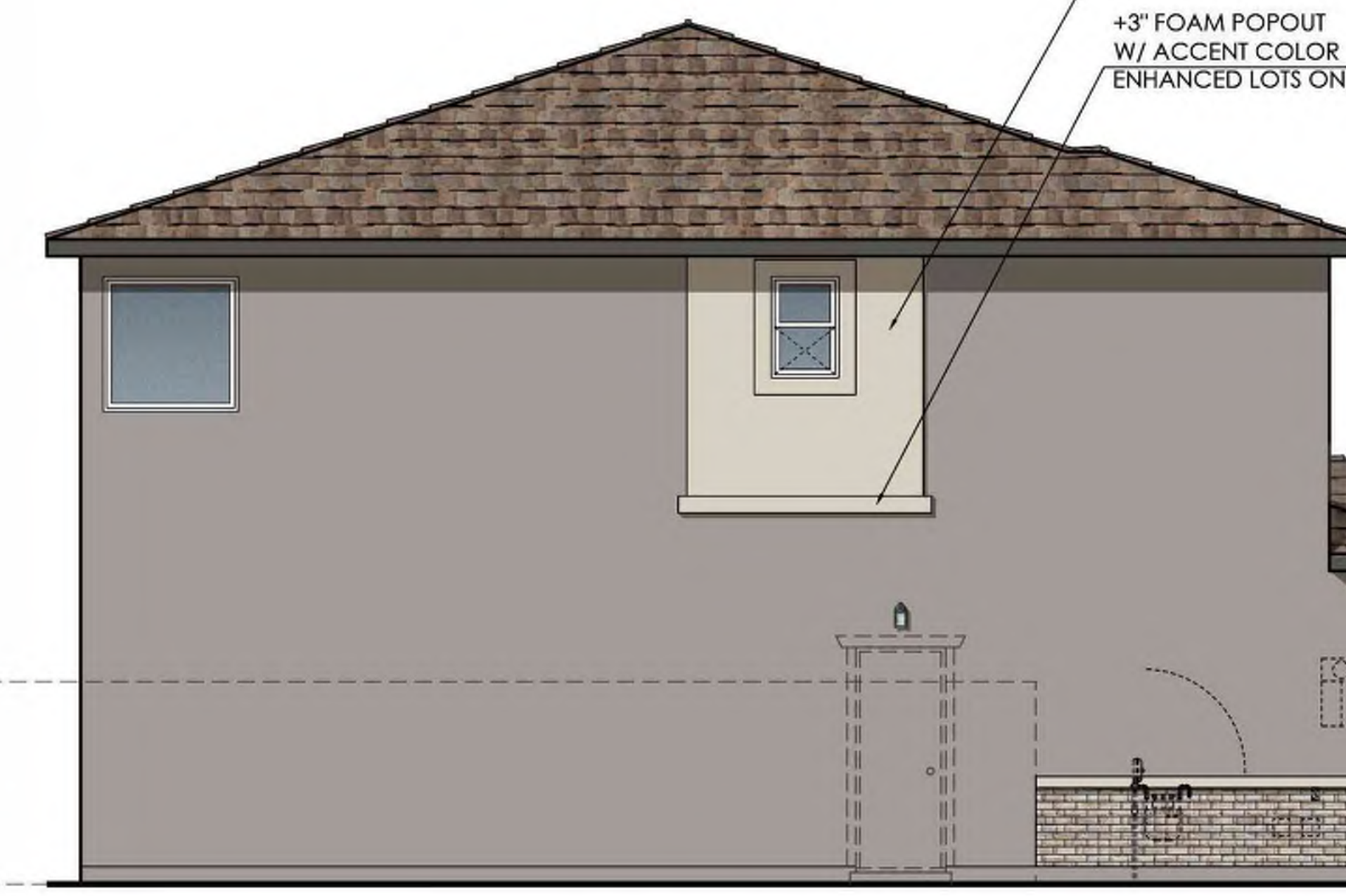
EXTENDED VENEER TO FENCE RETURN ENHANCED LOTS ONLY



Rear Elevation "Enhanced"

+2" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY

+3" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY



Left Elevation "Enhanced"

+2" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY

+3" FOAM POPOUT W/ ACCENT COLOR ENHANCED LOTS ONLY

EXTENDED VENEER TO FENCE RETURN ENHANCED LOTS ONLY

## SEVILLA II

## ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

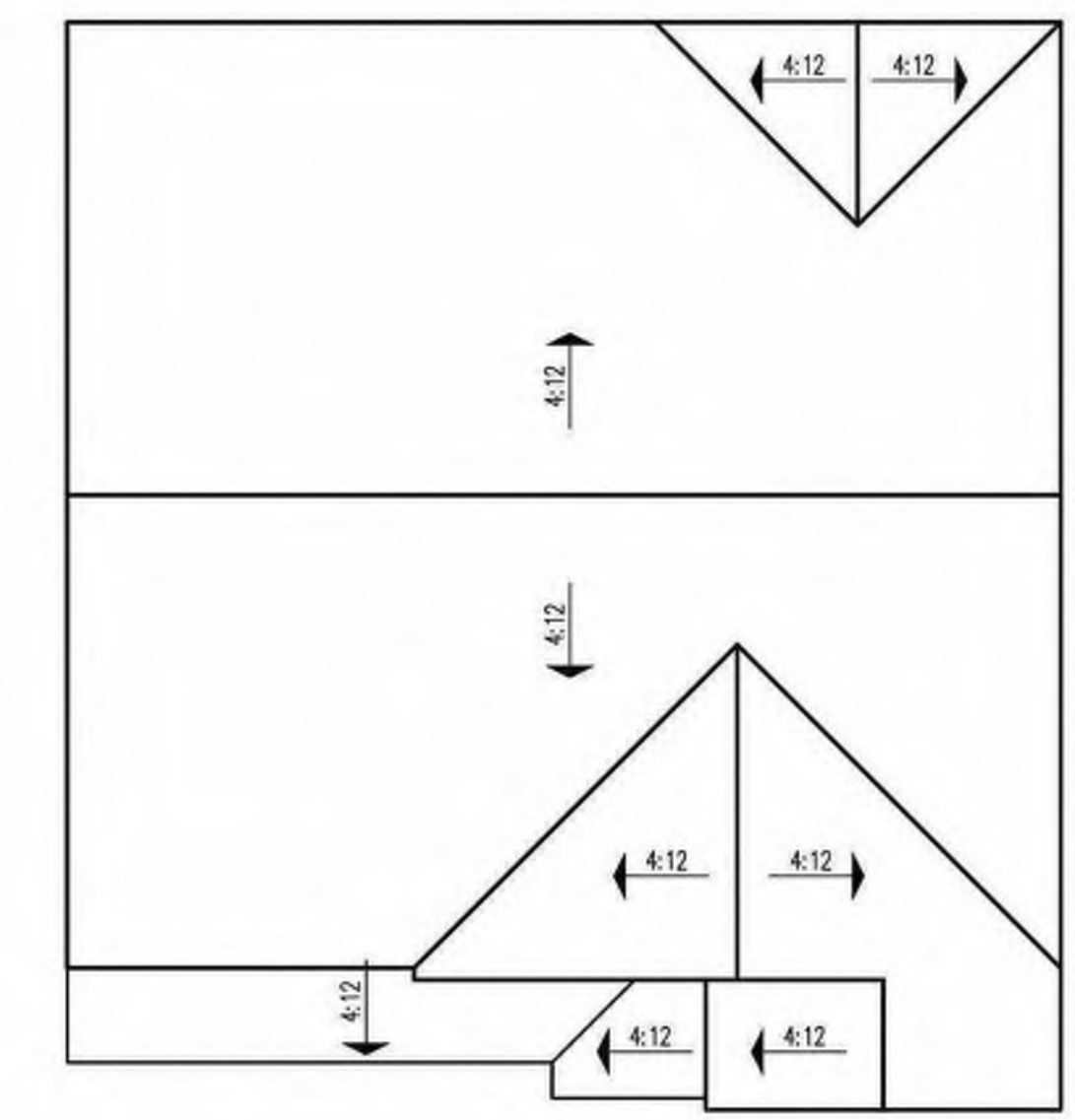
LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A2.6



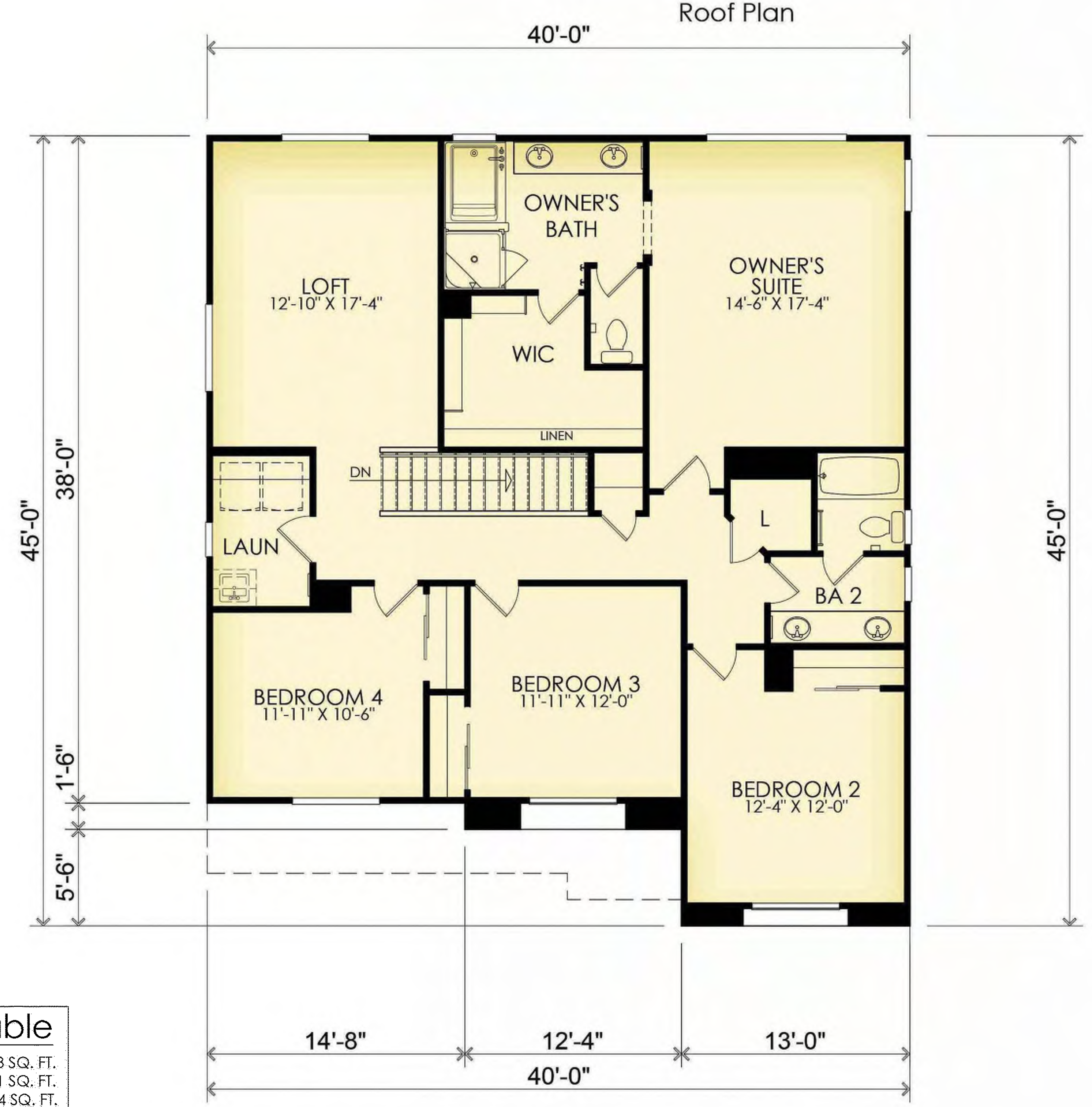
Exterior Wall Light at Elevation 'A'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'A' - SPANISH

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A3.0**



A - TRANSITIONAL SPANISH  
SCHEME 2



C - PRAIRIE  
SCHEME 9



B - DESERT CONTEMPORARY  
SCHEME 5

# SEVILLA II

# FRONT ELEVATIONS

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

**A3.1**

### Exterior Materials

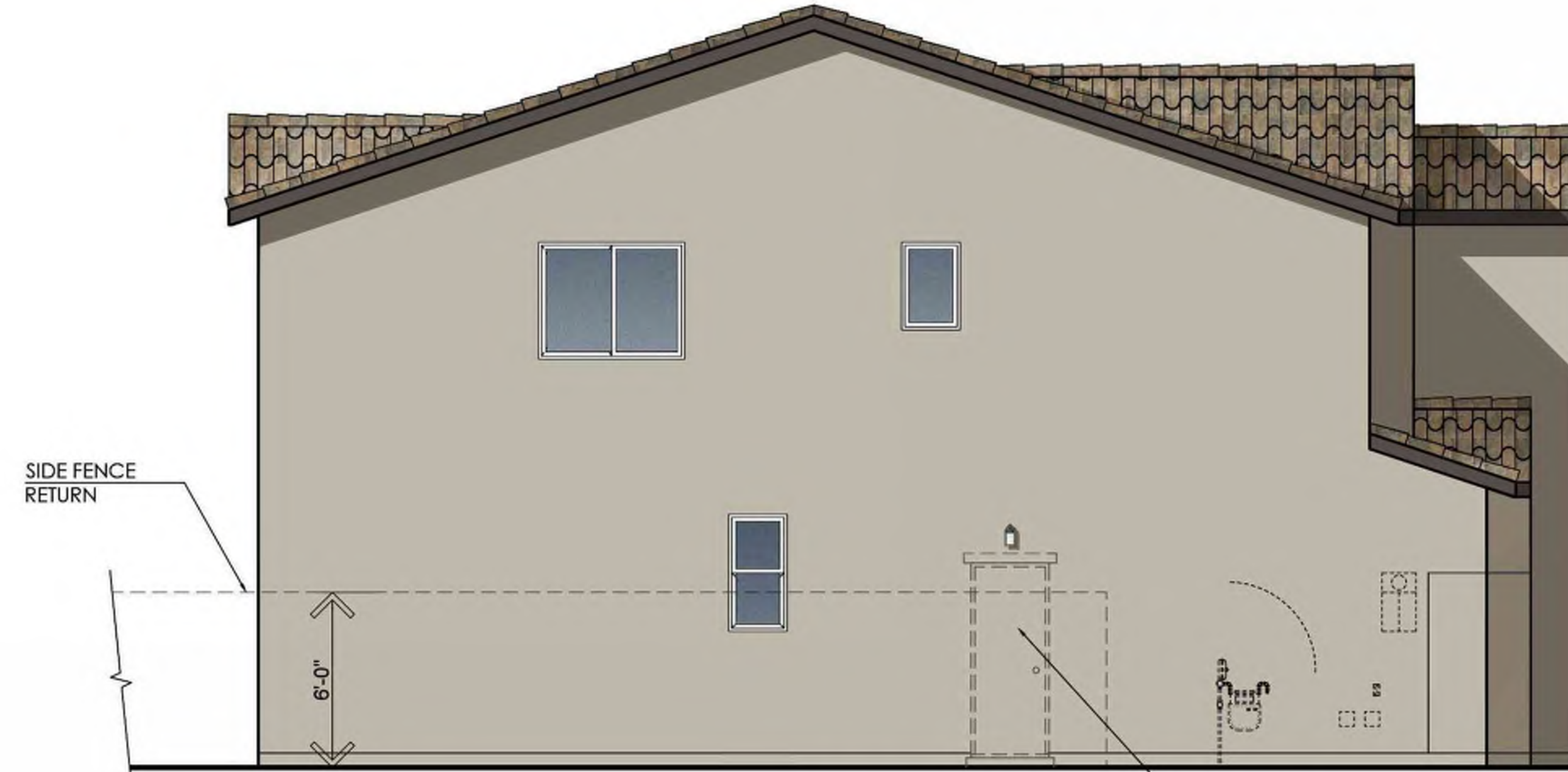
- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. STUCCO PROJECTION AT FRONT CORNERS
- F. SCORED STUCCO ACCENTS
- G. RECESSED WINDOWS
- H. DISTINCT "A" ELEVATION COACH LIGHT
- I. DISTINCT "A" ELEVATION FRONT DOOR
- J. DISTINCT "A" ELEVATION GARAGE DOOR

T/O RIDGE  
+25'-6"



Front Elevation 'A' - Transitional Spanish

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

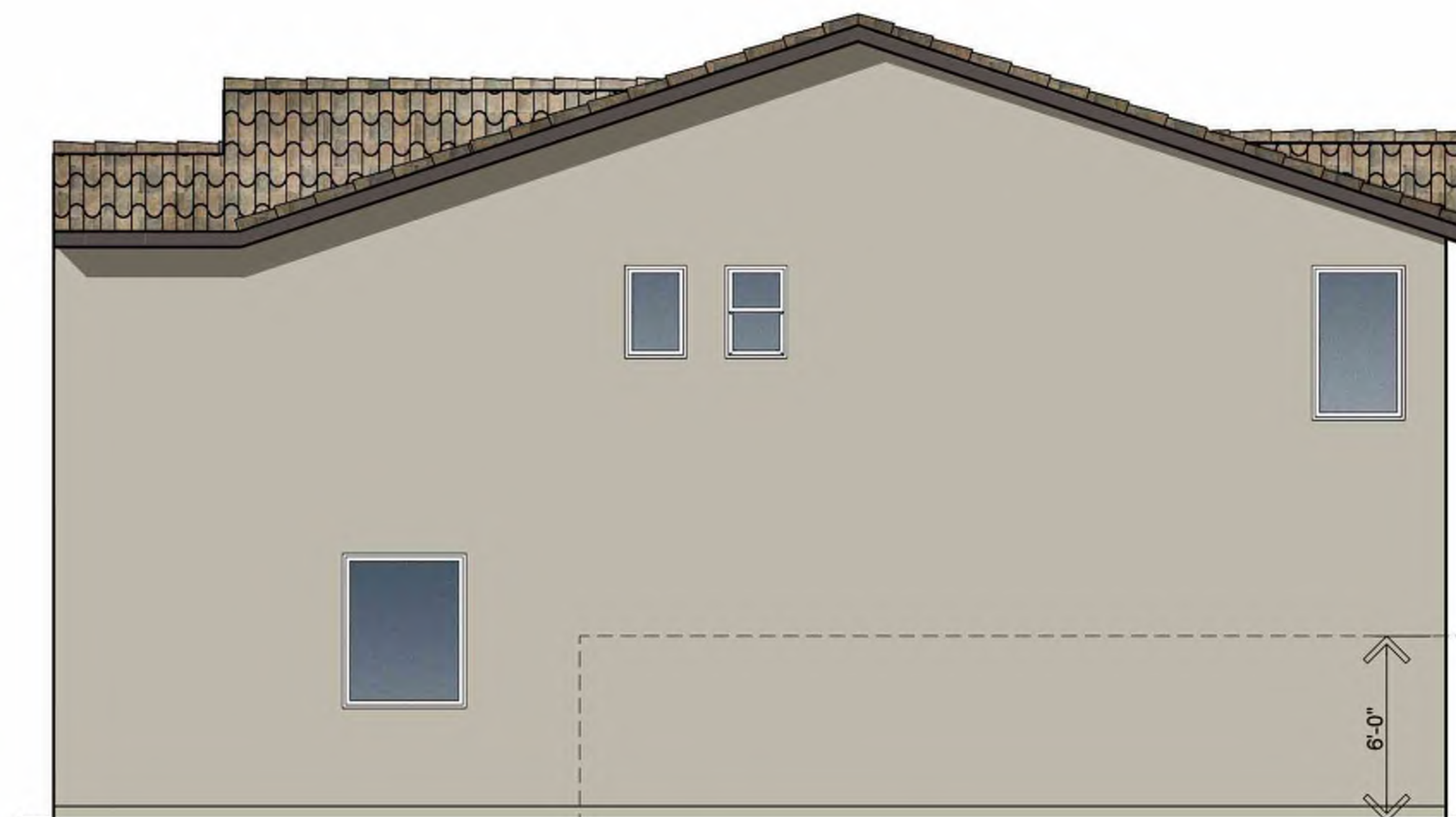


Left Elevation

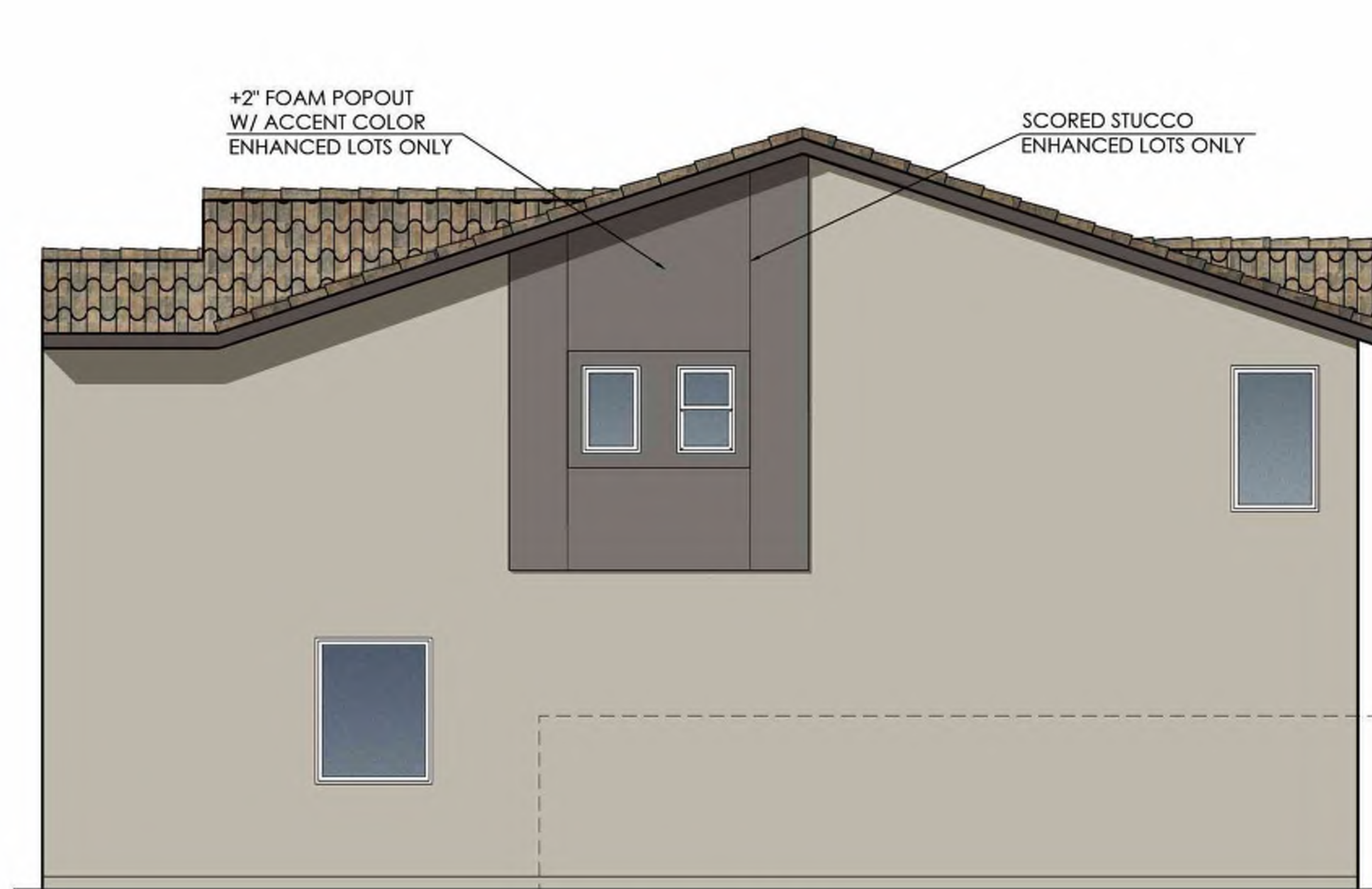
OPT GARAGE SERVICE DOOR



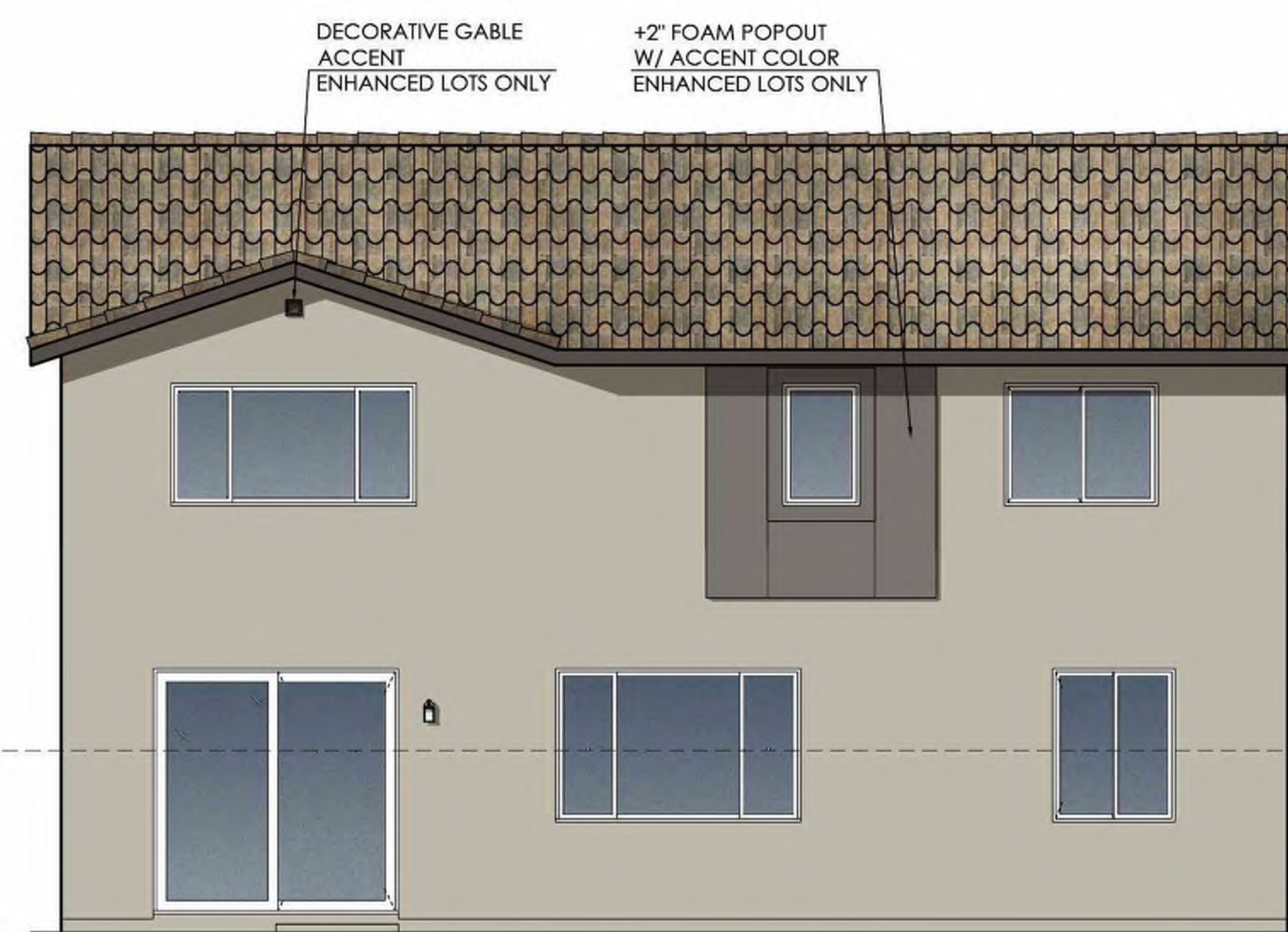
Rear Elevation



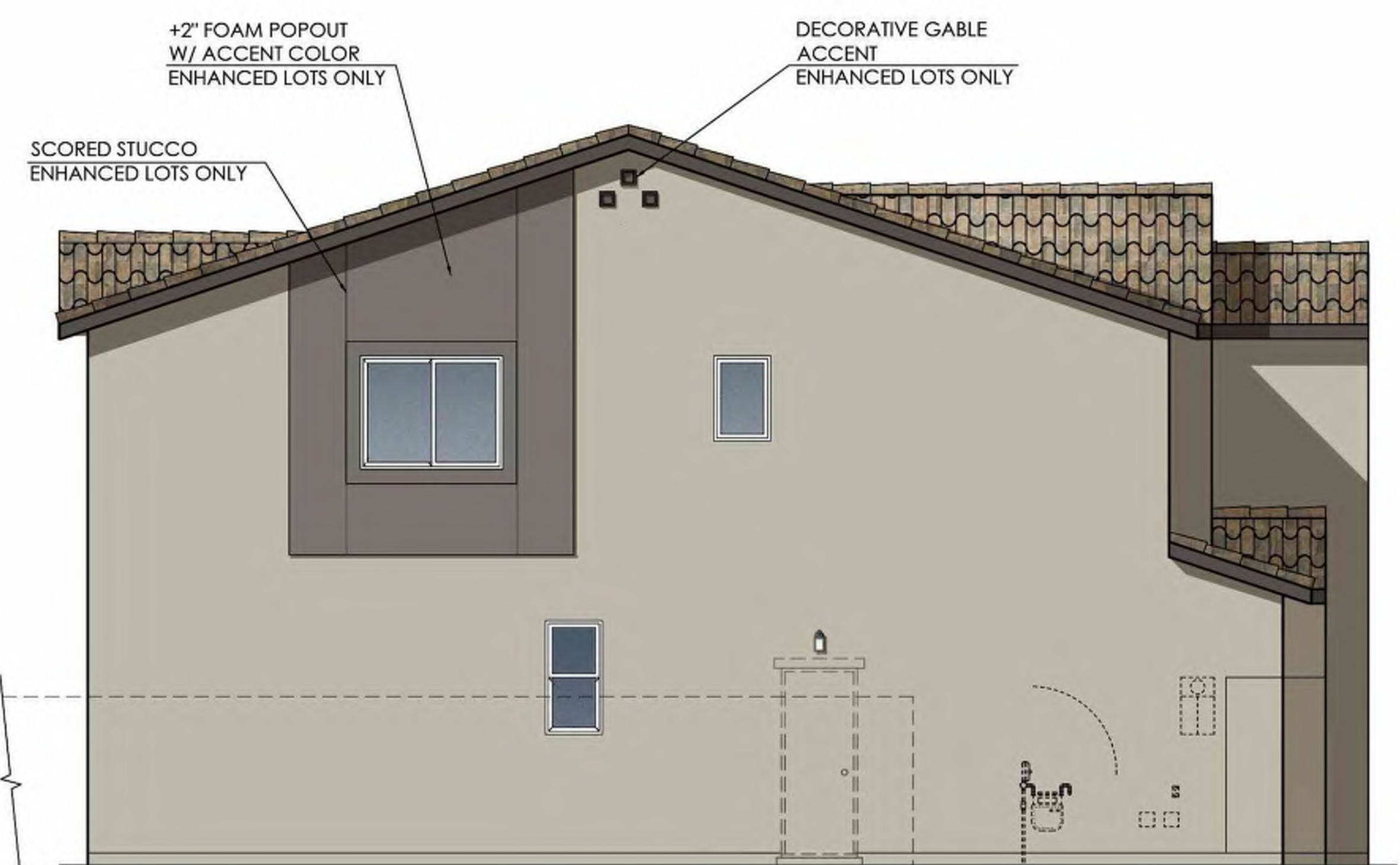
Right Elevation



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

## SEVILLA II

## ELEVATIONS "A" - SPANISH

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
 NIGOSIAN FAMILY FARMS, INC.  
 PO BOX 276  
 COACHELLA, CA 92236  
 CONTACT: NICK NIGOSIAN

PLANNER:  
 MICHAEL BAKER INTERNATIONAL  
 9755 CLAIREMONT MESA BLVD, SUITE 100  
 SAN DIEGO, CA 92124-1333  
 CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
 MICHAEL BAKER INTERNATIONAL  
 75-410 GERALD FORD DRIVE, SUITE 100  
 PALM DESERT, CA 92211  
 CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DUSTIN MOYER

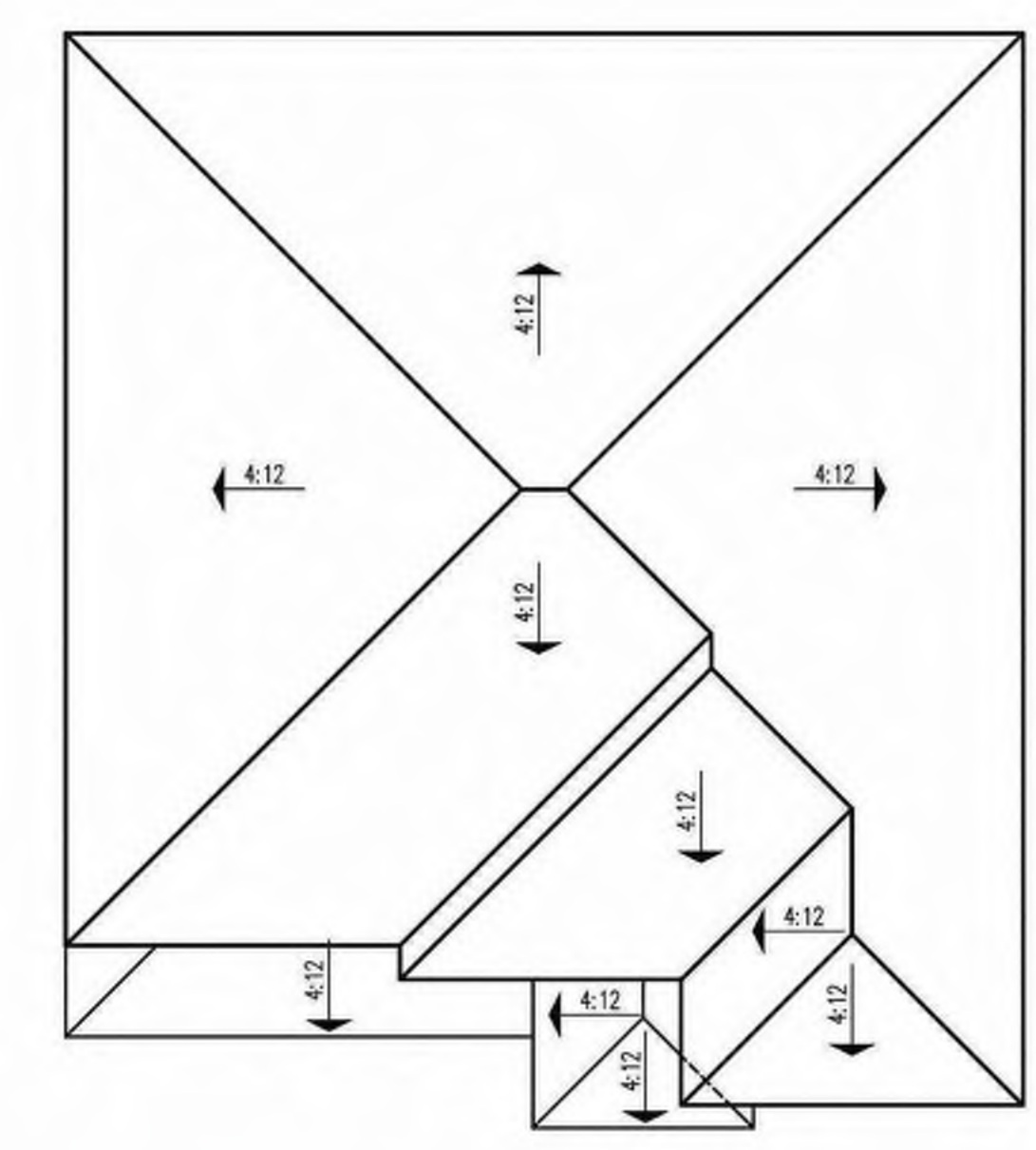
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A3.2



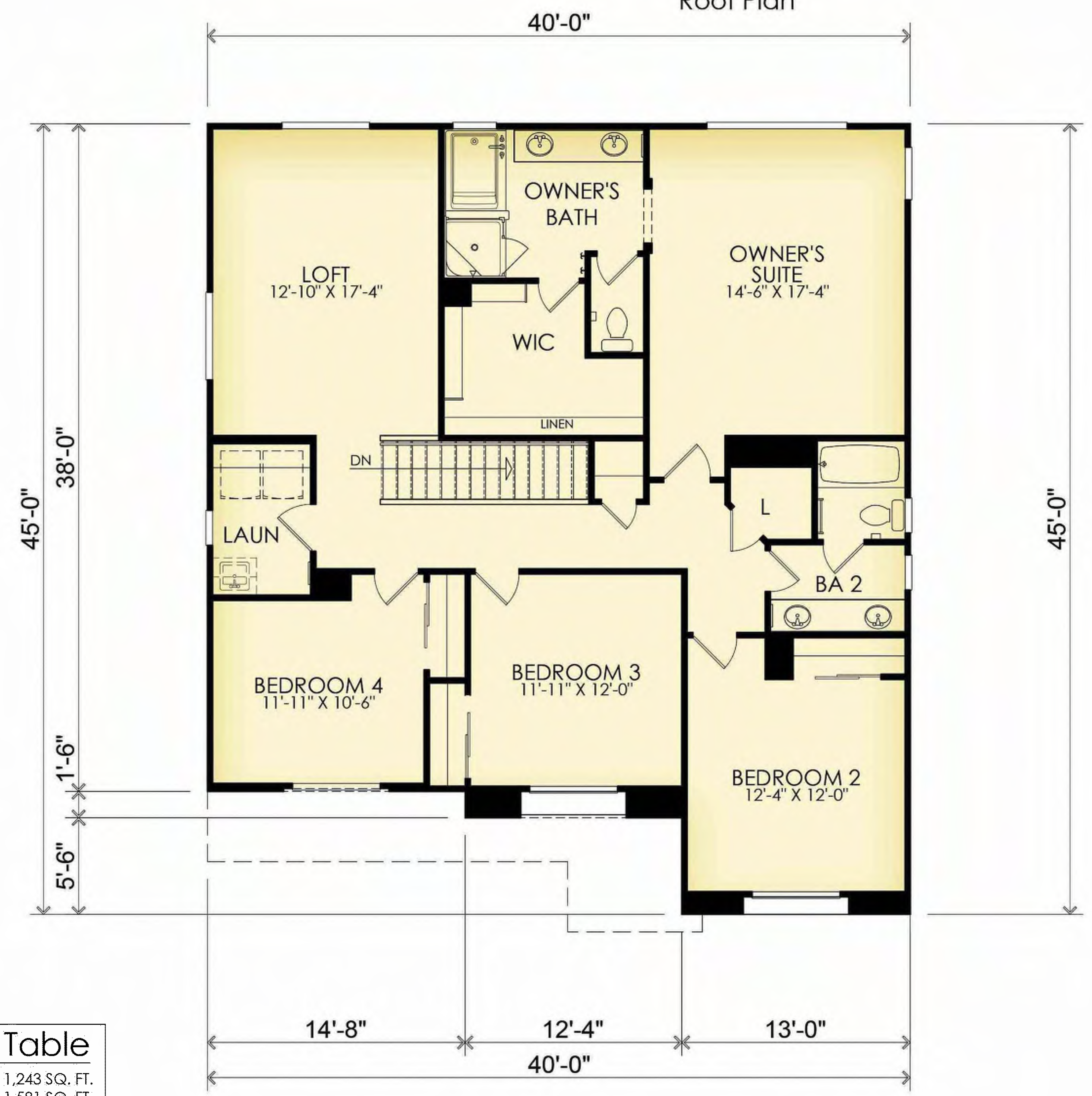
Exterior Wall Light at Elevation 'B'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	48 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A3.3**

T/O RIDGE  
+25'-3"

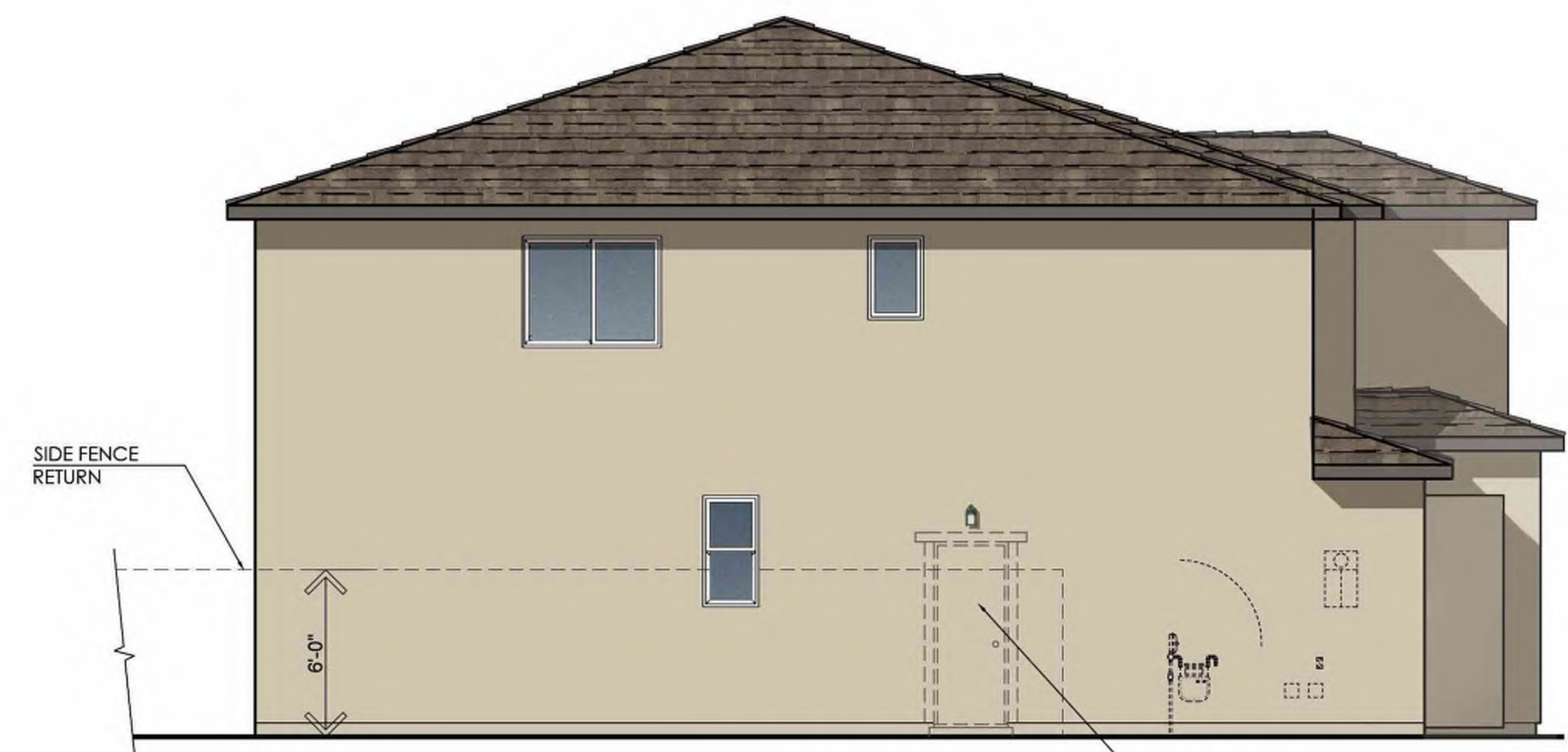
### Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. OPTIONAL WINDOWS AT GARAGE DOOR
- D. SCORED STUCCO ACCENTS
- E. RECESSED WINDOWS
- F. DISTINCT "B" ELEVATION COACH LIGHT
- G. DISTINCT "B" ELEVATION FRONT DOOR
- H. DISTINCT "B" ELEVATION GARAGE DOOR



Front Elevation 'B' - Contemporary

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



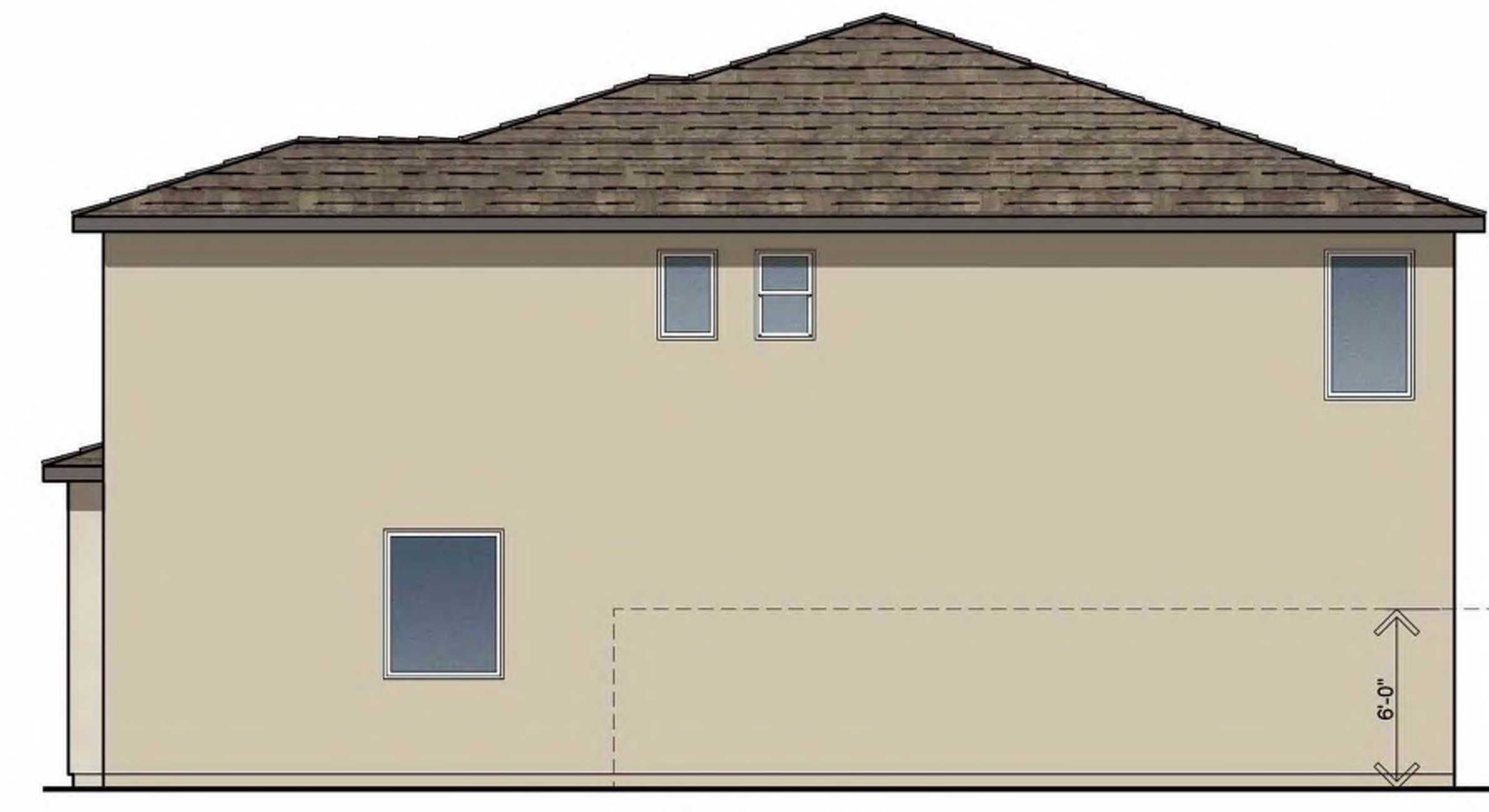
Left Elevation

OPT GARAGE SERVICE DOOR



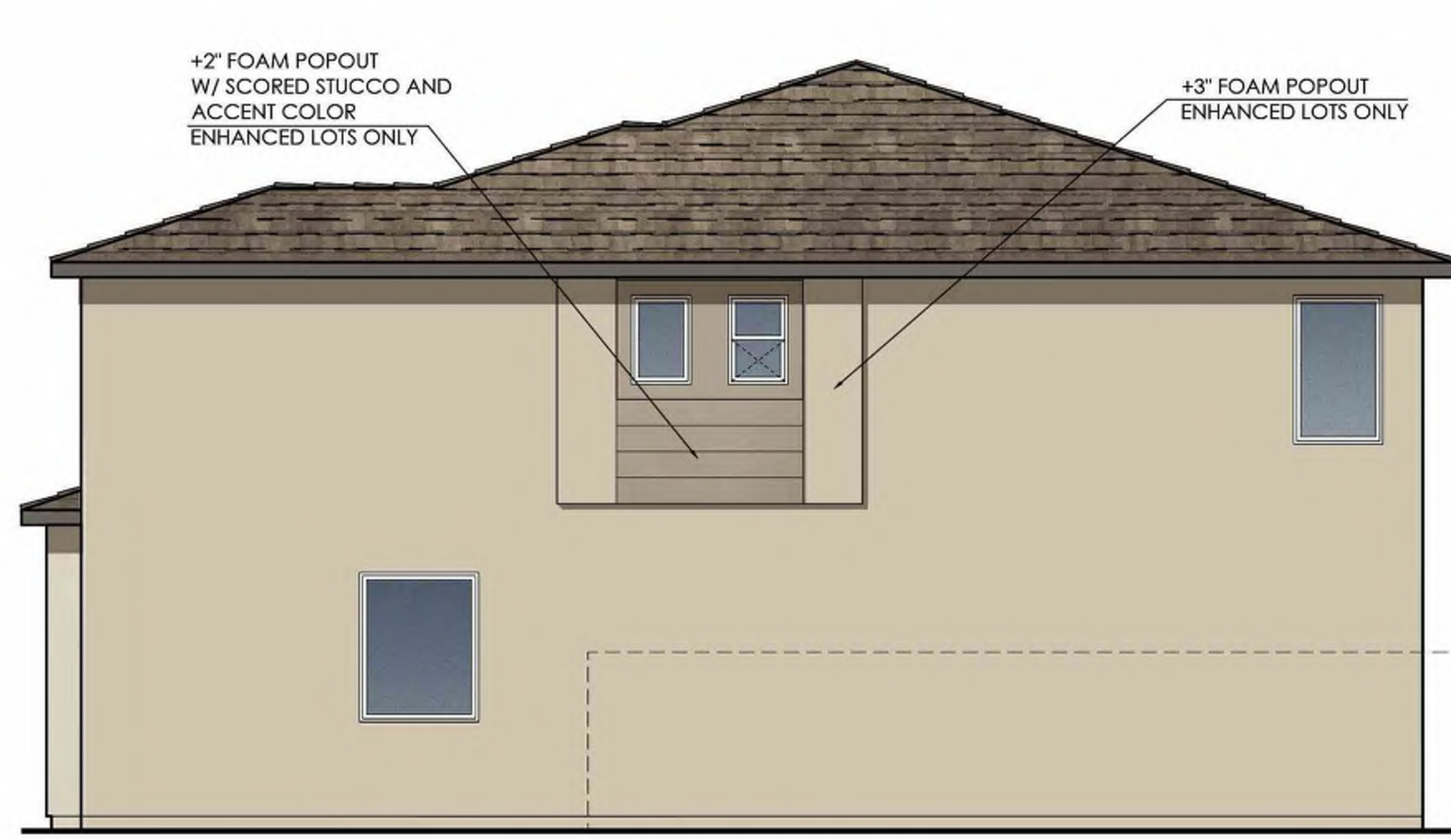
Rear Elevation

REAR FENCE

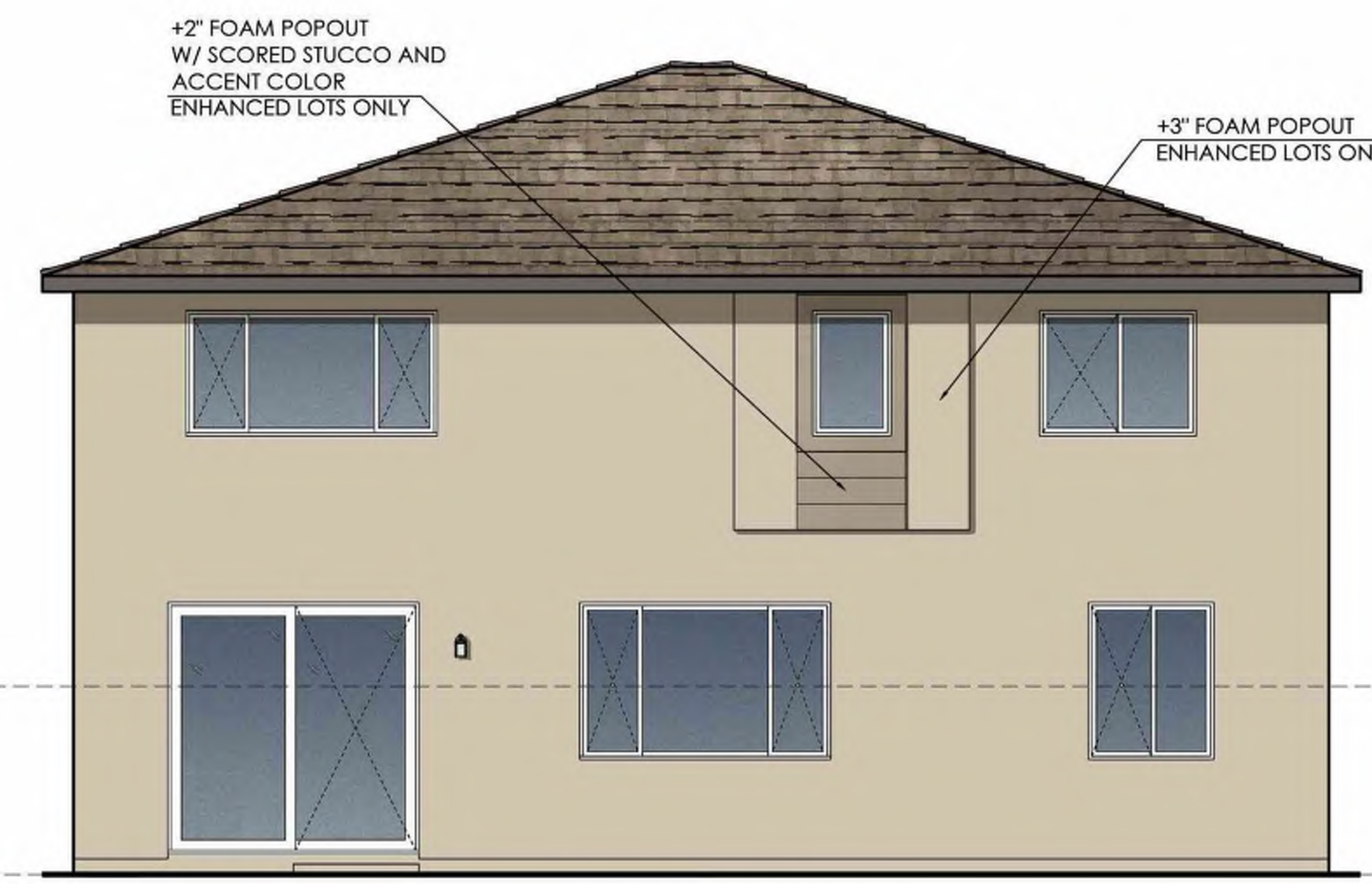


Right Elevation

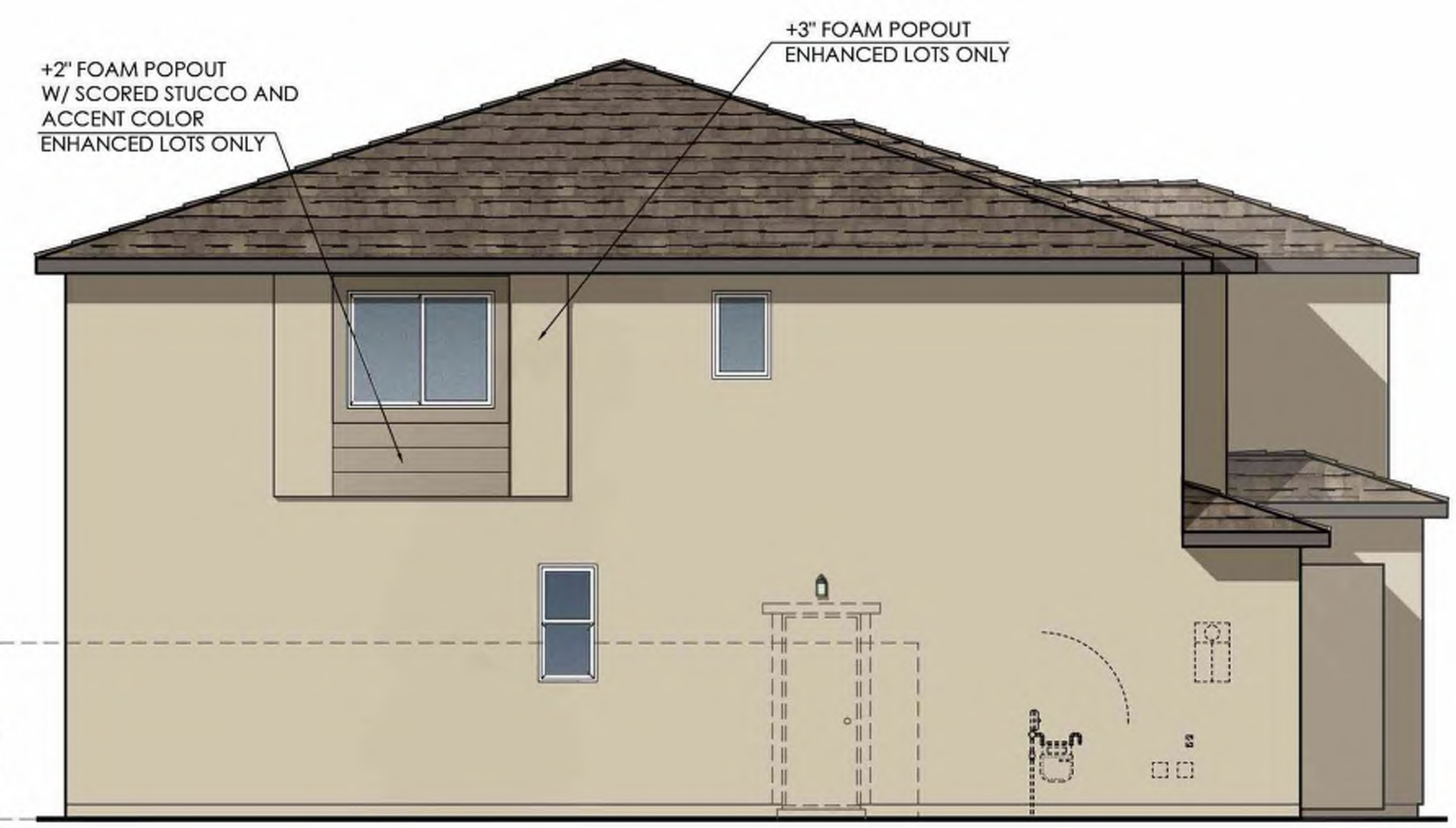
SIDE FENCE RETURN



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

## SEVILLA II

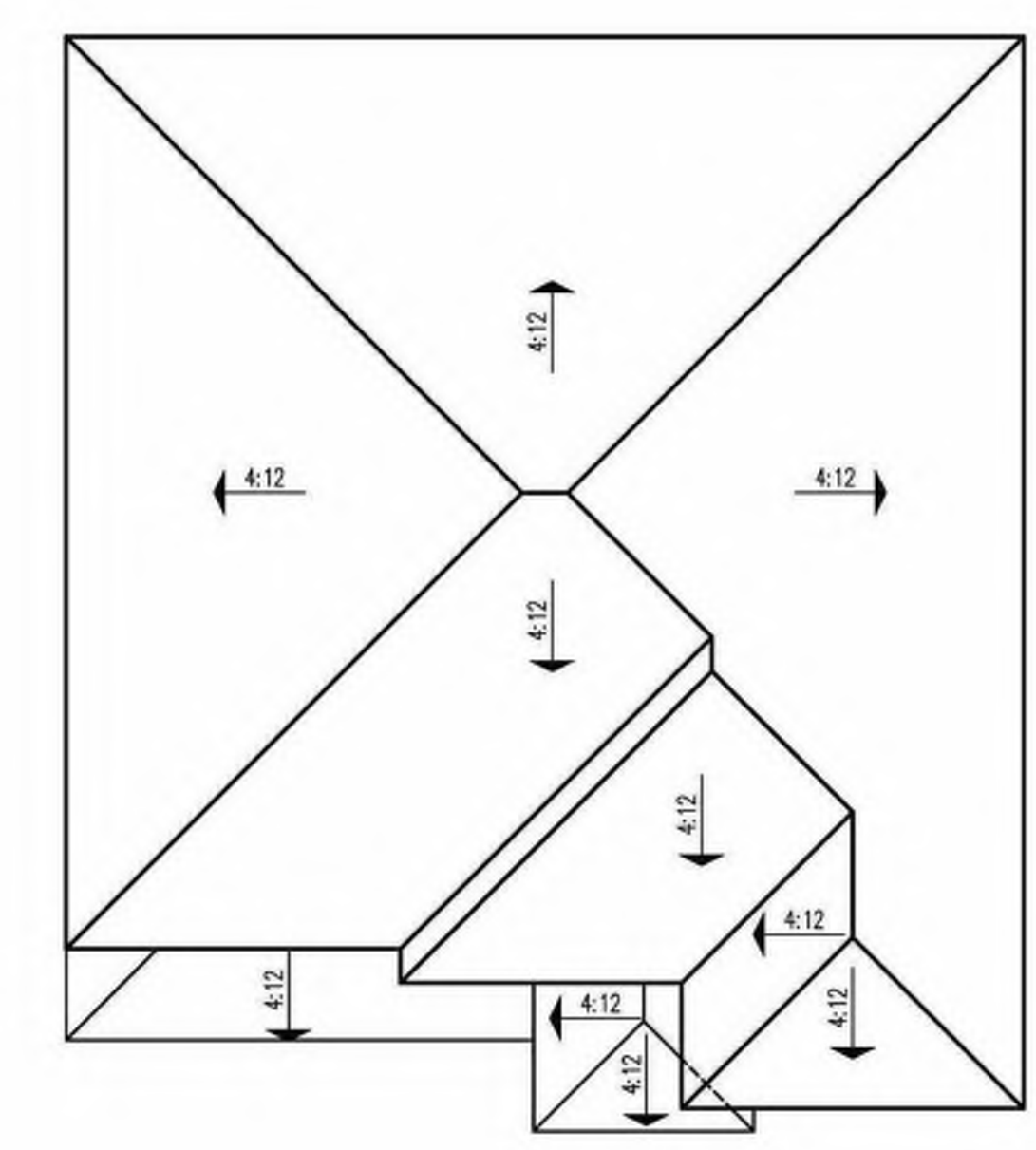
## ELEVATIONS 'B' - DESERT CONTEMPORARY

DATE: 2023.08.16

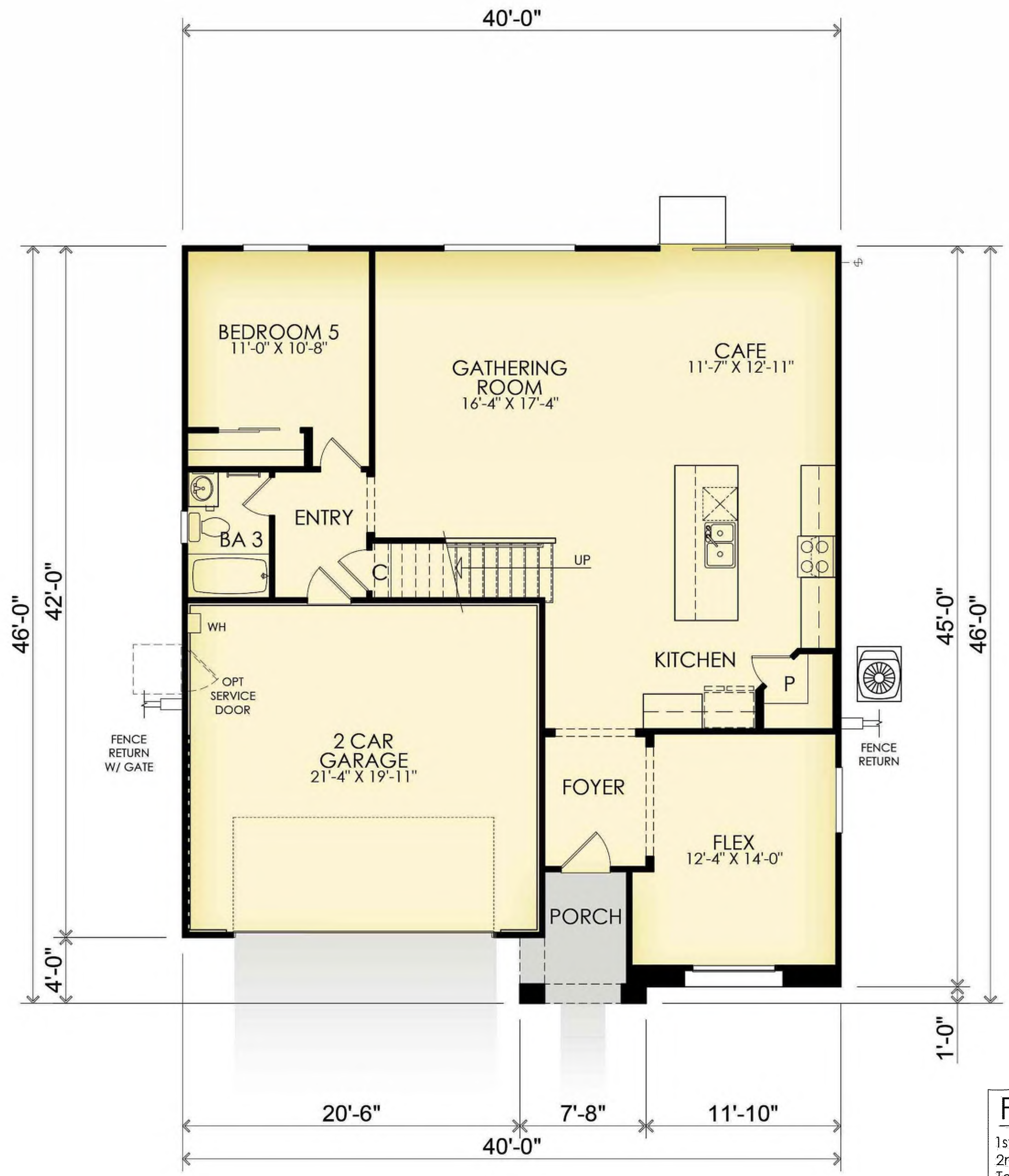
<p>Coachella, California</p> <p>APN: 779-280-002 &amp; 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. 9755 CLAIREMONT MESA BLVD, SUITE 100 PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: <b>A3.4</b></p>
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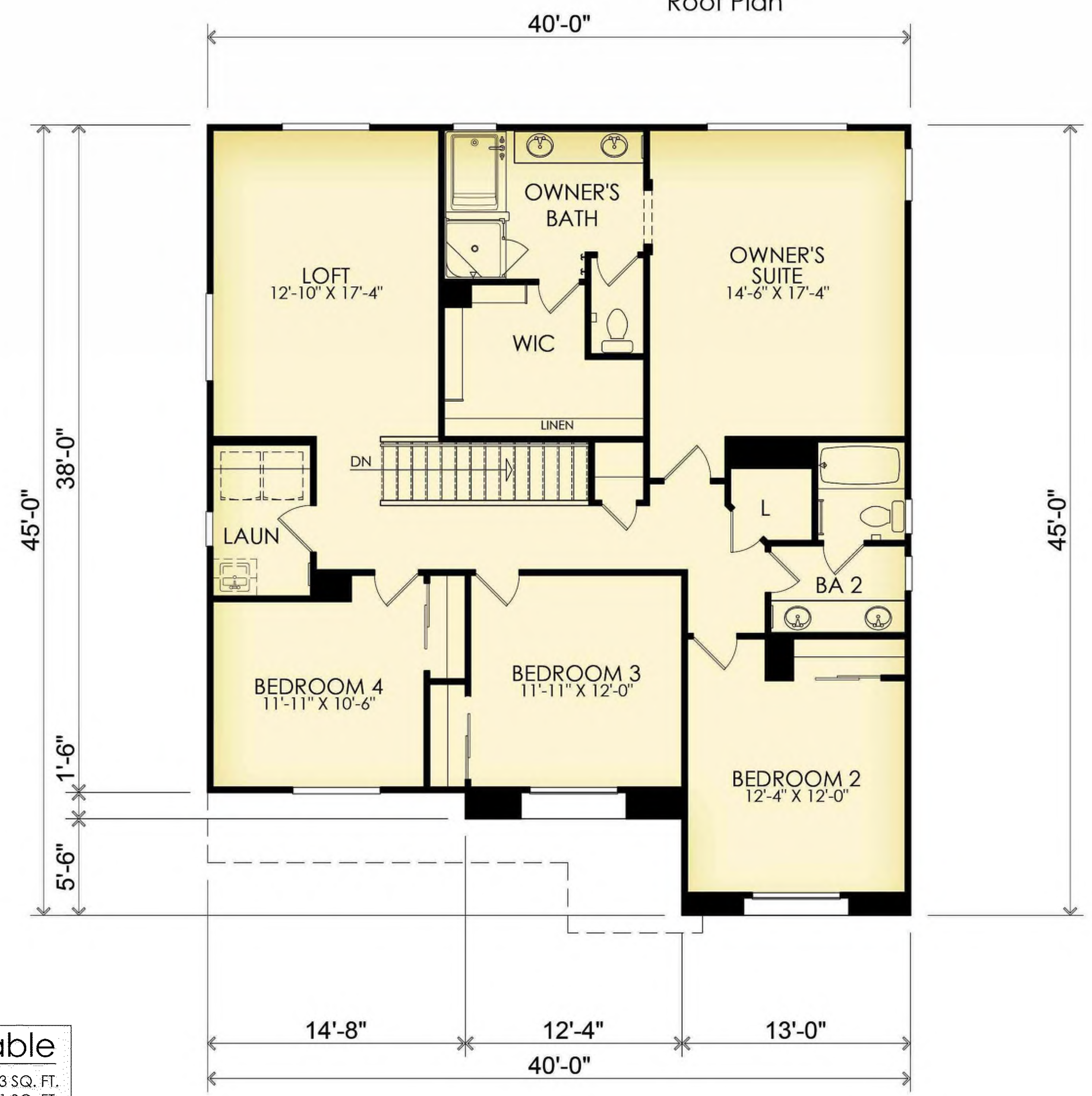
Exterior Wall Light at Elevation 'C'



Roof Plan



First Floor Plan



Second Floor Plan

Floor Area Table	
1st Floor	1,243 SQ. FT.
2nd Floor	1,581 SQ. FT.
Total	2,824 SQ. FT.
2 - Car Garage	443 SQ. FT.
Porch	33 SQ. FT.

# SEVILLA II

# FLOOR PLAN 'C' - PRAIRIE

DATE: 2023.08.16

Coachella, California  
APN: 779-280-002 & 779-320-001

APPLICANT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DAVID DEWEGELI; (760) 578-9334

OWNER OF RECORD:  
NIGOSIAN FAMILY FARMS, INC.  
PO BOX 276  
COACHELLA, CA 92236  
CONTACT: NICK NIGOSIAN

PLANNER:  
MICHAEL BAKER INTERNATIONAL  
9755 CLAIREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124-1333  
CONTACT: STEVE WRAGG; (858) 614-5059

ENGINEER:  
MICHAEL BAKER INTERNATIONAL  
75-410 GERALD FORD DRIVE, SUITE 100  
PALM DESERT, CA 92211  
CONTACT: JACOB ZEPEDA; (760) 776-6139

ARCHITECT:  
PULTE GROUP, INC.  
27-401 LOS ALTOS, SUITE 400  
MISSION VIEJO, CA 92691  
CONTACT: DUSTIN MOYER

LANDSCAPE ARCHITECT:  
MSA CONSULTING, INC.  
34200 BOB HOPE DRIVE  
RANCHO MIRAGE, CA 92270  
CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:  
**A3.5**



T/O RIDGE  
+25'-3"

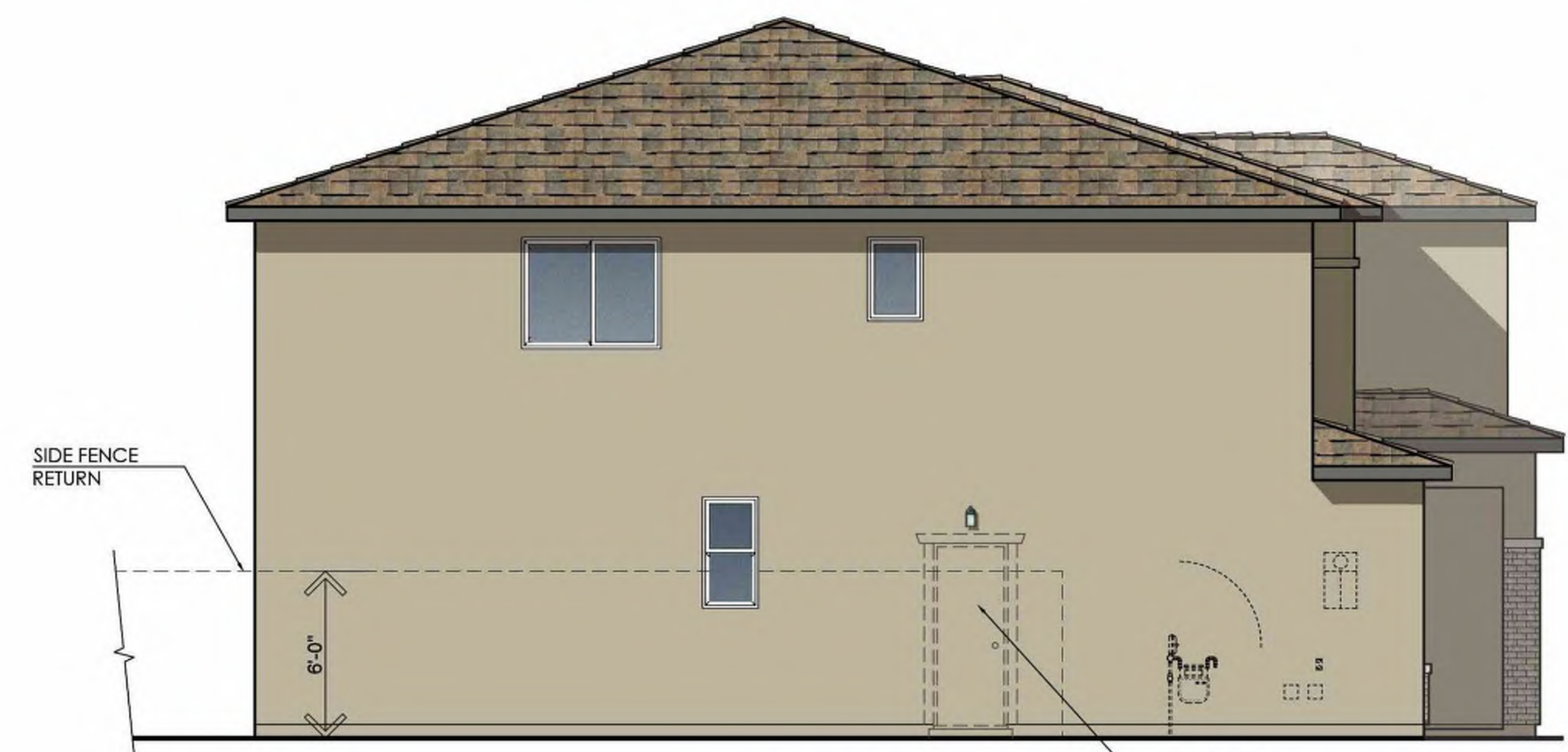
### Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. OPTIONAL WINDOWS AT GARAGE DOOR
- E. RECESSED WINDOWS
- F. DECORATIVE VENEER
- G. DISTINCT "C" ELEVATION COACH LIGHT
- H. DISTINCT "C" ELEVATION FRONT DOOR
- I. DISTINCT "C" ELEVATION GARAGE DOOR



Front Elevation 'C' - Prairie

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



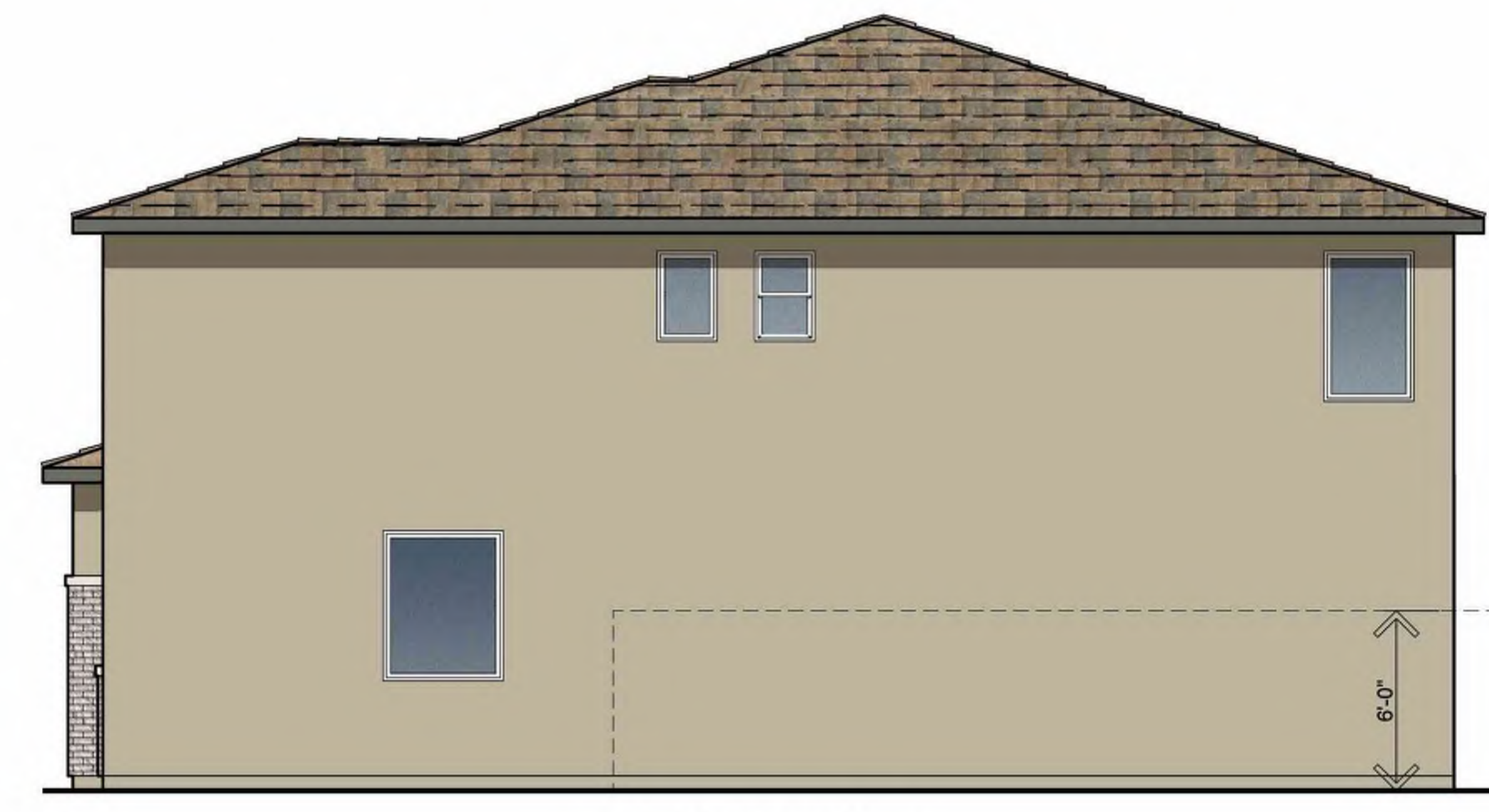
Left Elevation

OPT GARAGE SERVICE DOOR



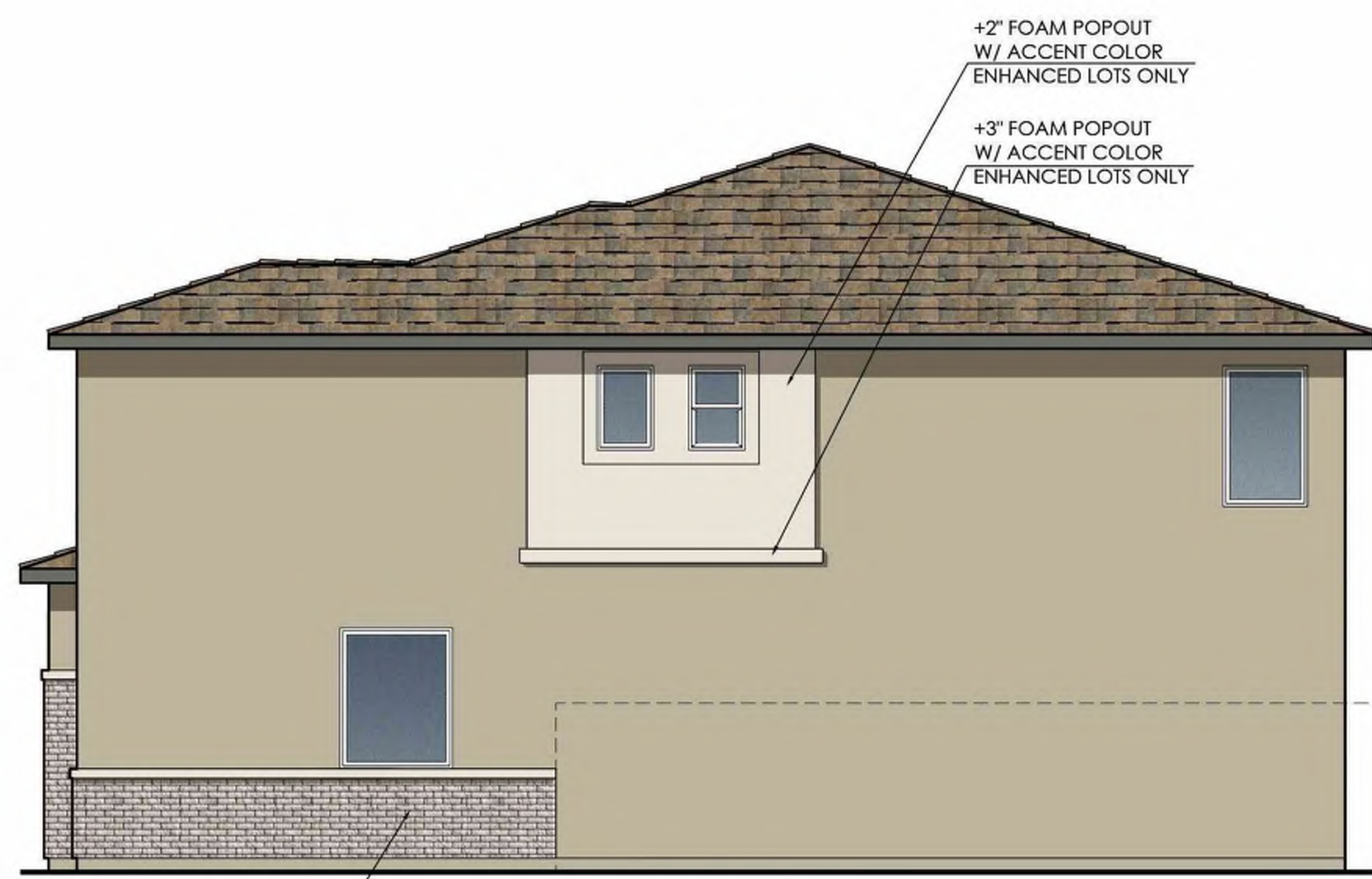
Rear Elevation

REAR FENCE

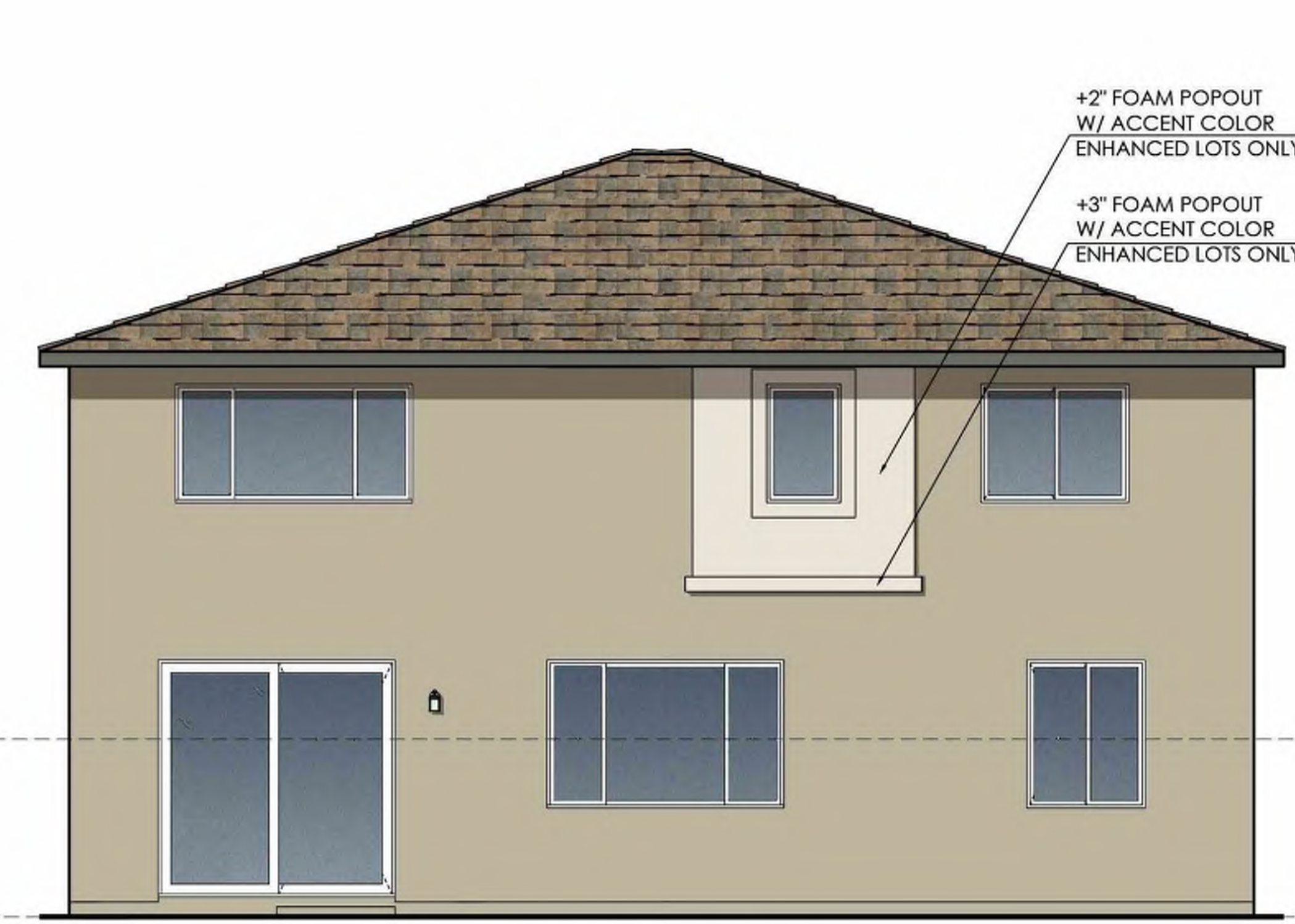


Right Elevation

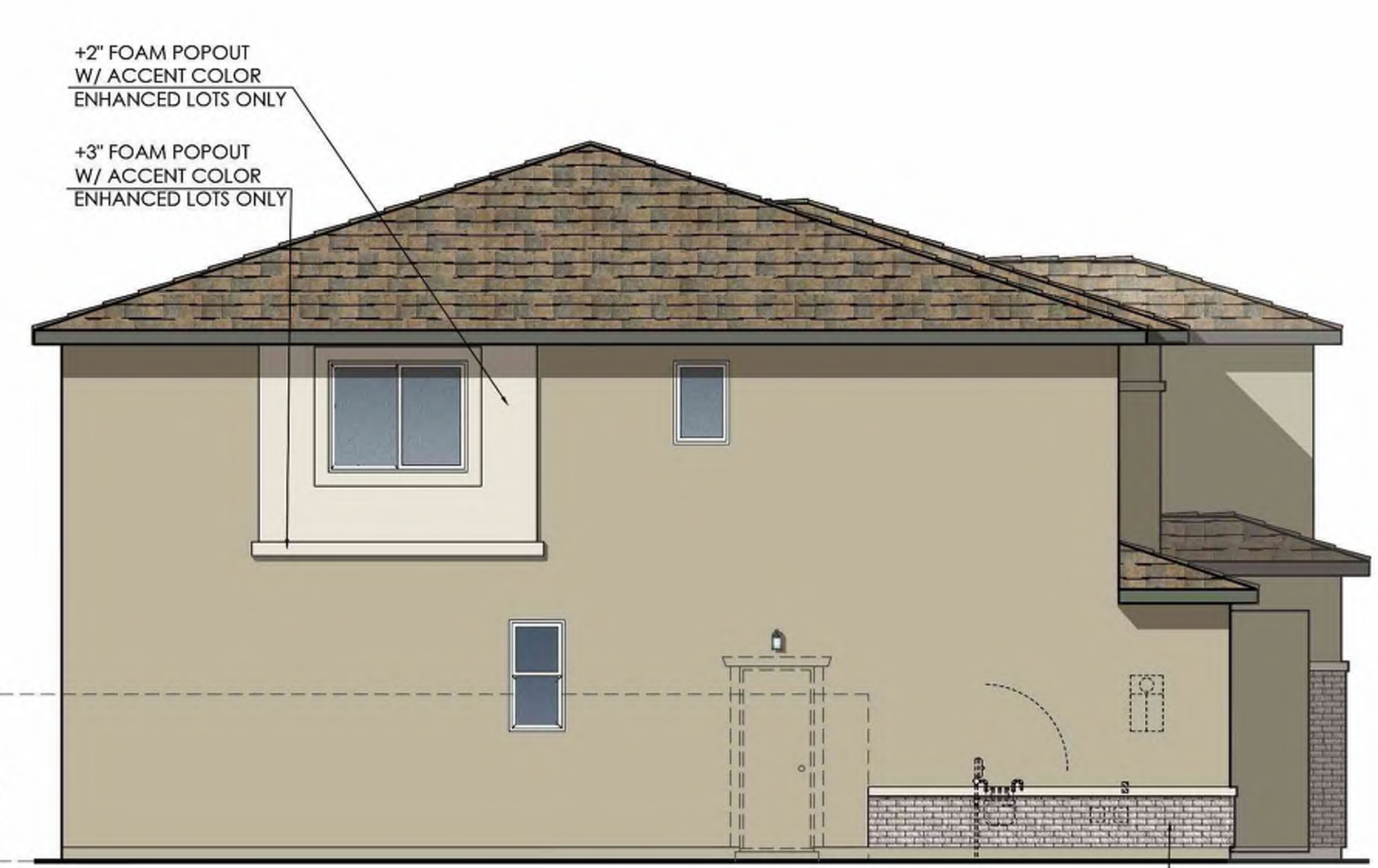
SIDE FENCE RETURN



Right Elevation "Enhanced"



Rear Elevation "Enhanced"



Left Elevation "Enhanced"

EXTENDED VENEER TO FENCE RETURN ENHANCED LOTS ONLY

# SEVILLA II

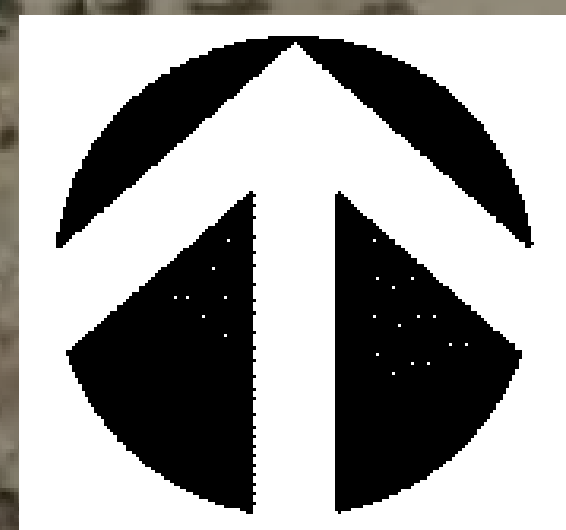
# ELEVATIONS 'C' - PRAIRIE

DATE: 2023.08.16

<p><b>Coachella, California</b></p> <p>APN: 779-280-002 &amp; 779-320-001</p>	<p>APPLICANT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DAVID DEWEGELI; (760) 578-9334</p>	<p>OWNER OF RECORD: NIGOSIAN FAMILY FARMS, INC. 9755 CLAIREMONT MESA BLVD, SUITE 100 PO BOX 276 COACHELLA, CA 92236 CONTACT: NICK NIGOSIAN</p>	<p>PLANNER: MICHAEL BAKER INTERNATIONAL 9755 CLAIREMONT MESA BLVD, SUITE 100 SAN DIEGO, CA 92124-1333 CONTACT: STEVE WRAGG; (858) 614-5059</p>	<p>ENGINEER: MICHAEL BAKER INTERNATIONAL 75-410 GERALD FORD DRIVE, SUITE 100 PALM DESERT, CA 92211 CONTACT: JACOB ZEPEDA; (760) 776-6139</p>	<p>ARCHITECT: PULTE GROUP, INC. 27-401 LOS ALTOS, SUITE 400 MISSION VIEJO, CA 92691 CONTACT: DUSTIN MOYER</p>	<p>LANDSCAPE ARCHITECT: MSA CONSULTING, INC. 34200 BOB HOPE DRIVE RANCHO MIRAGE, CA 92270 CONTACT: TOM MILLER (760) 320-9811</p>	<p>DRAWING NO: <b>A3.6</b></p>
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JUNE 21 6AM



# SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
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 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

# SHADE STUDY

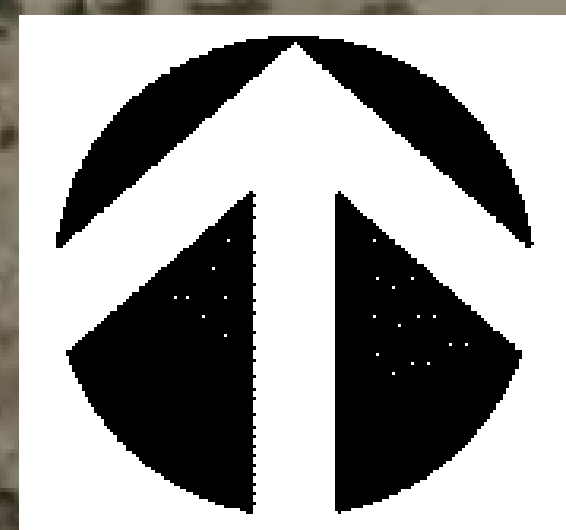
DATE: 2023.08.16

DRAWING NO:

# A4.0



JUNE 21 9AM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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ARCHITECT:  
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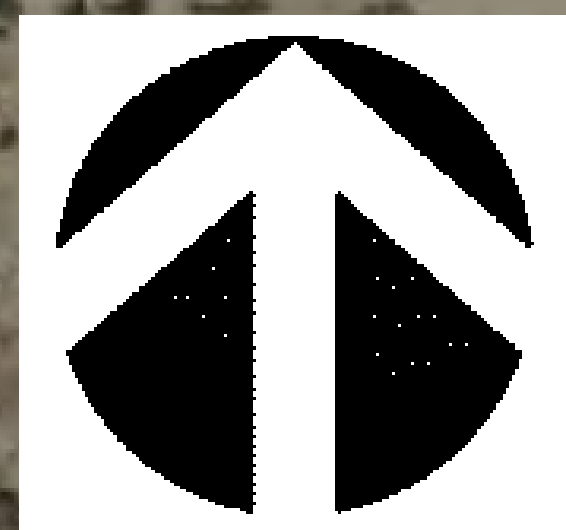
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 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.1



JUNE 21 12PM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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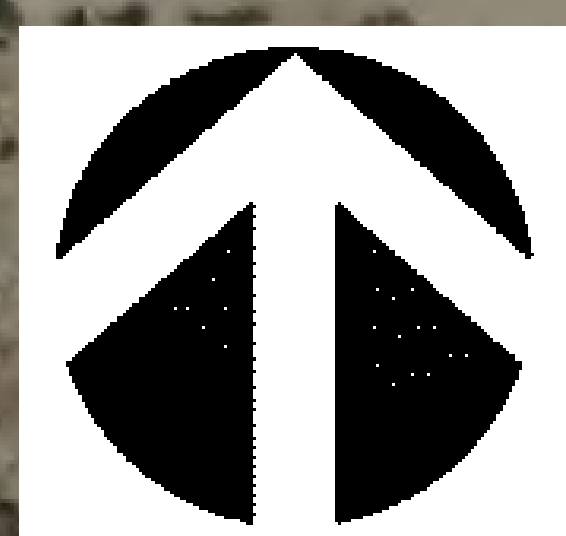
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.2



JUNE 21 3PM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
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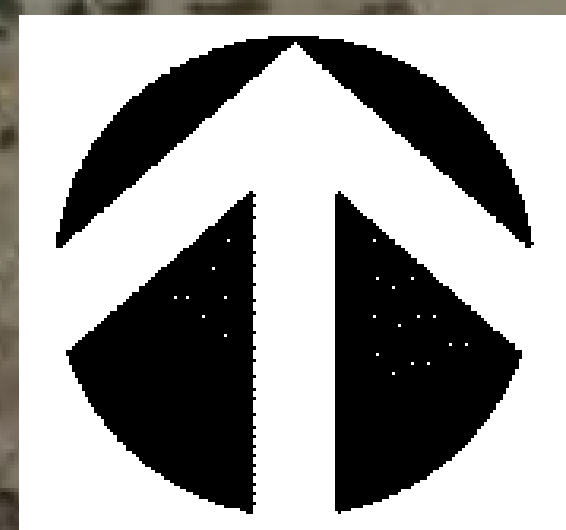
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.3



JUNE 21 6PM



# SEVILLA II

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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# SHADE STUDY

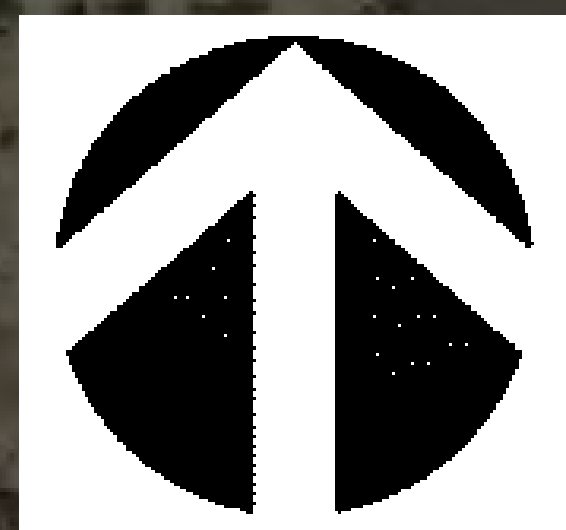
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DEC 21 6AM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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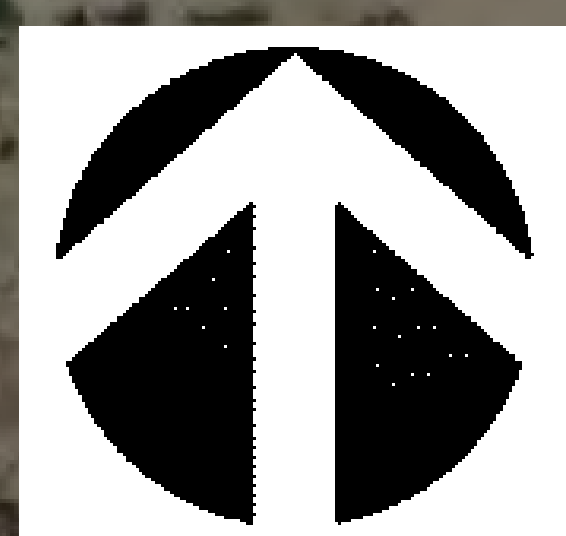
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.5



DEC 21 9AM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
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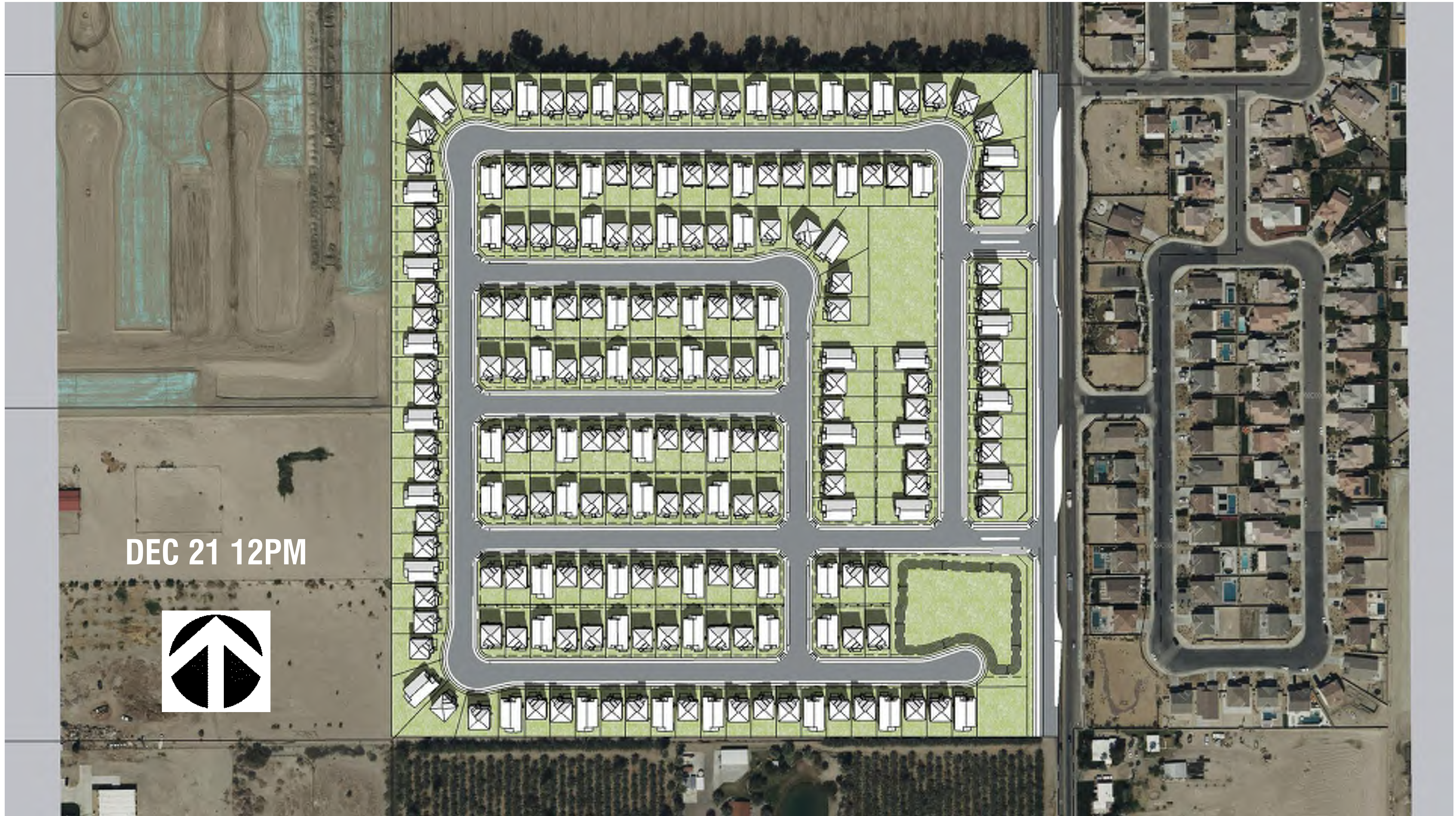
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LANDSCAPE ARCHITECT:  
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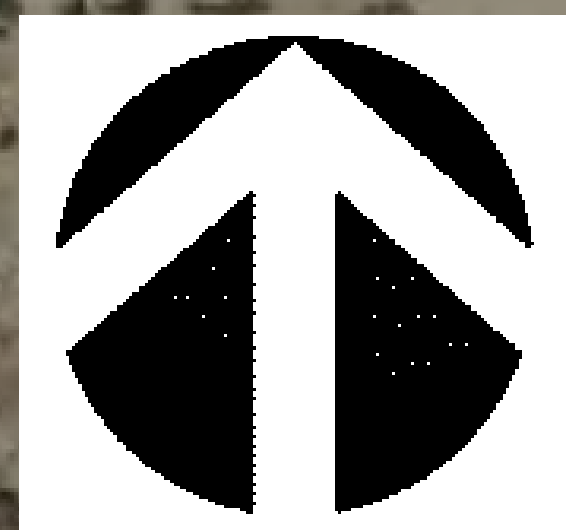
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DEC 21 12PM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

APPLICANT:  
 PULTE GROUP, INC.  
 27-401 LOS ALTOS, SUITE 400  
 MISSION VIEJO, CA 92691  
 CONTACT: DAVID DEWEGELI; (760) 578-9334

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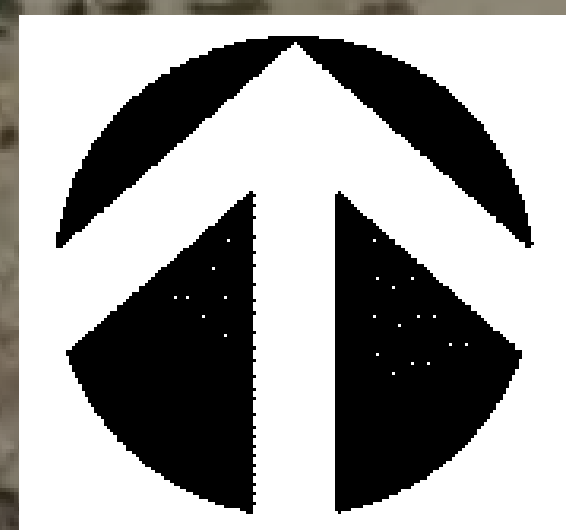
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
 34200 BOB HOPE DRIVE  
 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.7



DEC 21 3PM



# SEVILLA II

# SHADE STUDY

DATE: 2023.08.16

Coachella, California

APN: 779-280-002 & 779-320-001

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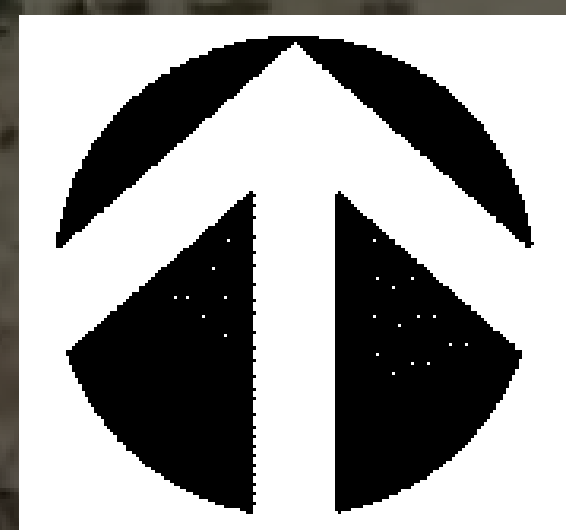
LANDSCAPE ARCHITECT:  
 MSA CONSULTING, INC.  
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 RANCHO MIRAGE, CA 92270  
 CONTACT: TOM MILLER (760) 320-9811

DRAWING NO:

# A4.8



DEC 21 6PM



# SEVILLA II

Coachella, California

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# SHADE STUDY

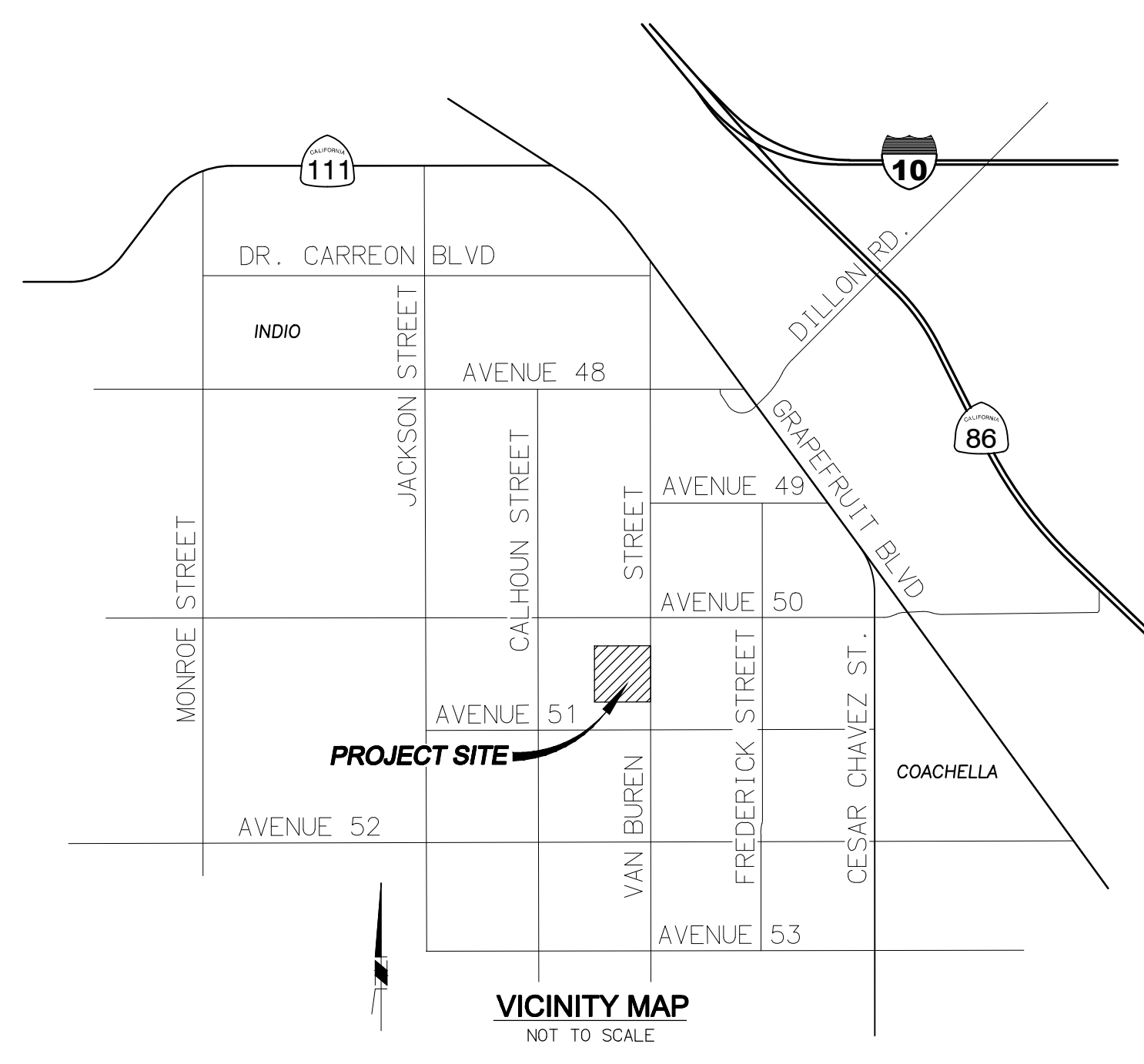
DATE: 2023.08.16

DRAWING NO:

# A4.9

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TRACT NO. 38557 - STREET NAME EXHIBIT**  
 LOCATED WITHIN THE EAST HALF OF SECTION 1, T. 6 S., R. 5 E., S.B.M  
 AUGUST 15, 2023

Attach 1 Exhibit F Reso PC2023-28

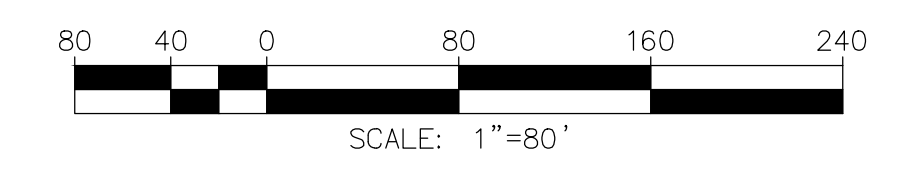


**PROPOSED STREET NAMES**

- STREET "A" - VIA SEVILLA
- STREET "B" - PASEO OCHOA
- STREET "C" - CALLE ARNAZ
- STREET "D" - PASEO CISNEROS
- STREET "E" - CALLE MORENO
- STREET "F" - VIA ESTEFAN
- STREET "G" - CALLE TREJO
- STREET "H" - CALLE CELEMANTE
- STREET "I" - PASEO FERRERA

**ALTERNATIVES**

- VILLA-LOBOS
- NERUDA
- PIAZZOLLA
- KHALO
- REVUELTAS



PREPARED BY:  
**Michael Baker**  
**INTERNATIONAL**

75-410 Gerald Ford Drive, Suite 100  
 Palm Desert, CA 92211  
 Phone: (760) 346-7481  
 MBAKERINTL.COM



03-017-2023-002

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

January 30, 2023

[VIA EMAIL TO:gperez@coachella.org]  
 City of Coachella  
 Mr. Gabriel Perez  
 53-990 Enterprise Way  
 Coachella, CA 92236

**Re: Sevilla II Project GPA 22-05, CZ 22-06, TTM 38577, EA 22-06**

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 Sevilla II project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

\*A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.

\*A copy of the records search with associated survey reports and site records from the information center.

\*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.

\*Formal government to government consultation under California Assembly Bill No. 52 (AB-52).

\*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

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,



Item 3.

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

Xitlaly Madrigal  
Cultural Resources Analyst  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



03-017-2023-002

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

September 07, 2023

[VIA EMAIL TO:gperez@coachella.org]  
 City of Coachella  
 Mr. Gabriel Perez  
 53-990 Enterprise Way  
 Coachella, CA 92236

**Re: Sevilla II TTM 38557**

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 Sevilla II 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.

\*The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

\*Please provide Appendix L: Mitigation Monitoring and Reporting Program.

\*Please provide Appendix D: Cultural Resources Report.

\*In section 4.18 it is stated that responses to the AB-52 consultation letters were received from Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians. Agua Caliente Band of Cahuilla Indians sent a response letter on January 31, 2023 and requested consultation on this project (letter attached).

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,

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



Item 3.

03-017-2023-002

Xitlaly Madrigal  
Cultural Resources Analyst  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS





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](http://www.wildlife.ca.gov)

GAVIN NEWSOM, Governor  
 CHARLTON H. BONHAM, Director



October 3, 2023  
 Sent via email

Gabriel Perez  
 Development Services Director  
 City of Coachella  
 53990 Enterprise Way  
 Coachella, CA 92236

Sevilla II Tentative Tract Map No. 38557 (PROJECT)  
 Mitigated Negative Declaration (MND)  
 SCH# 2023090027

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.<sup>1</sup>

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.

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<sup>1</sup>CEQA 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.

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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:** Pulte Group

**Objective:** The Project proposes the construction of approximately 204 single-family residential dwellings on approximately 39 acres. The proposed Project would involve landscaping including drought-resistant vegetation, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated well site, utility improvements, exterior building lighting, street lighting, and landscape lighting.

**Location:** The proposed Project is located north of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street in the City of Coachella, County of Riverside. The Project is located within Assessor's Parcel Numbers 779-280-002 and 779-320-001.

**Timeframe:** Construction of the proposed Project is anticipated to occur for the duration of approximately 6 to 12 months for rough grading and site improvements. Vertical construction would have an approximate buildout period of 2 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.

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

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facilitate a meaningful review by CDFW, including a complete and accurate 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 a 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 fish and wildlife resources, CDFW requires a complete and accurate Project description.

### Mitigation Measures

CEQA requires that a MND include mitigation measures to avoid or reduce significant 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 artificial nighttime lighting and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) compliance, as well as revising the mitigation measures for nesting birds and burrowing owl.

#### **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.).

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Page 55 of the MND indicates that “one (1) vegetation community was observed and mapped within the boundaries of the Project site during the field survey: tamarisk thicket.” CDFW notes that based on review of aerial imagery, mature tamarisk trees exist along and within the northern boundary of the Project site, and a date palm (*Phoenix dactylifera*) grove exists within an adjacent parcel to the south of the Project site. Both the tamarisk trees and palm groves provide suitable habitat for nesting birds. Birds like hooded oriole (*Icterus cucullatus*) primarily nest in palm trees and build hanging nests on the undersides of palm fronds<sup>2</sup>. Mourning doves (*Zenaida macroura*), owls, greater roadrunner (*Geococcyx californianus*), and house finch (*Haemorhous mexicanus*) frequently nest in the thick skirts of palms<sup>3</sup>. The MND includes Mitigation Measure BIO-1 for nesting birds, which indicates that “if Project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist...”. CDFW 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. 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 of resources (Socolar et al., 2017<sup>4</sup>). CDFW staff have observed that climate change conditions may result in the 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 considers the Mitigation Measure BIO-1 to be insufficient in scope and timing to reduce impacts to nesting birds to less than significant. CDFW recommends the City revise Mitigation Measure BIO-1, with 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**

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<sup>2</sup> Garrett, K., and J. Dunn. 1981. Birds of southern California. Los Angeles Audubon Soc., Los Angeles.

<sup>3</sup> Cornett, J. W., How did palm oases get to the California desert? A behind-the-scenes look at these ‘tropical islands’. Desert Magazine. Sept. 13, 2018.

<sup>4</sup> 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.

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**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. Established buffers 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.** ~~If project-related activities are to be initiated during the nesting season (January 1 to August 31), the Applicant shall conduct a pre-construction nesting bird clearance survey by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no-disturbance” buffer shall be established around the active nest. The size of the “no-disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.~~

Pursuant to the CEQA Guidelines, section 15097(f), CDFW has prepared a draft mitigation monitoring and reporting program (MMRP) for revised MM BIO-1 and 2, as well as CDFW-recommended MM-BIO [A] and MM-BIO [B].

## **2) *Burrowing Owl***

Burrowing owl (*Athene cunicularia*) 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

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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.”

Page 55 of the MND indicates that the Project site “has a moderate potential to support burrowing owl.” Although the MND includes Mitigation Measure BIO-2 for burrowing owl, CDFW considers this measure to be inadequate in scope and timing to reduce impacts to less than significant. CDFW recommends that the City revise Mitigation Measure BIO-2, with additions in **bold** and removals in ~~strikethrough~~:

### **Mitigation Measure BIO-2: Burrowing Owl Avoidance**

**Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012 or most recent version). 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**

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~~review and approval prior to commencing Project activities. Within 30 days prior to initiating ground disturbance or vegetation removal activities, the Applicant shall conduct a clearance survey by a qualified biologist to confirm that burrowing owls remain absent, and impacts do not occur to any occupied burrows that may be located on or within 500 feet of the project site. In accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, 2012), one pre-construction clearance survey shall be conducted within 30 days prior to any ground disturbance or vegetation removal activities. Documentation of the surveys and findings shall be provided to the City of Coachella for review prior to initiating project activities. If no burrowing owls or occupied burrows are detected, project-related activities may begin. If an occupied burrow is detected, the qualified biologist shall flag the location and establish a “no-disturbance” buffer around the burrow in accordance with the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

~~If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, nonbreeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, the qualified biologist shall flag the location and establish a “no-disturbance” buffer around the burrow in accordance with Section 4.4 of the CVMSHCP and contact CDFW to determine the appropriate method of relocation, such as eviction/passive relocation or active relocation.~~

### **3) Coachella Valley Multiple Species Habitat Conservation Plan**

With regard to compliance with the CVMSHCP, page 58 of the MND indicates that “with payment of the Local development Mitigation Fee, the project would be fully consistent with the biological goals and objectives of the CVMSHCP.” The MND lacks a mitigation measure for this CVMSHCP requirement. To ensure consistency with the CVMSHCP, CDFW recommends that the City include in a revised the MND the following mitigation measure:

#### **Mitigation Measure BIO-[A]: 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.**

### **4) Artificial Nighttime Lighting**

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Page 34 of the MND states that the “buildout of the project can be expected to generate increased levels of light and glare from exterior building lighting, required street lighting, landscape lighting, and vehicles.” 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.

Page 34 of the MND also indicates that “light and glare levels are expected to be consistent with existing residential developments within the surrounding environment and would be regulated by city lighting standards.” CDFW emphasizes that new sources of lighting in an area, even if they are similar in type and intensity compared to existing lighting, have an additive effect and increase the total light illumination at any given point in the environment.

Because the Project is located adjacent to open-space areas including agricultural fields, a tamarisk thicket, and a date palm grove—areas that can provide suitable nesting habitat for birds (see Nesting Birds section above), migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife—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 areas adjacent to the Project site. Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. 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; and the detection of resources and natural enemies; and navigation.<sup>5</sup> Many species use photoperiod cues for communication (e.g., bird song<sup>6</sup>), determining when to begin foraging,<sup>7</sup> behavioral thermoregulation,<sup>8</sup> and migration. Phototaxis, a phenomenon that results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.<sup>9</sup>

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 to a revised MND the following mitigation measure:

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<sup>5</sup> 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.

<sup>6</sup> Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. *The Condor* 108:130–139.

<sup>7</sup> Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. *Current Biology* 19:1123–1127.

<sup>8</sup> Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of *Bufo americanus*, in relation to light and temperature. *Ecology* 58:98–108.

<sup>9</sup> Longcore, T., and C. Rich. 2004. Ecological light pollution -Review. *Frontiers in Ecology and the Environment* 2:191–198.



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### **Mitigation Measure BIO-[B]: Artificial Nighttime Lighting**

Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 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.

#### **5) Landscaping**

Page 7 of the MND indicates that landscaping would include accent trees “such as mulga, Smoothie thornless cascalote, and desert willow, as well as shade trees including desert ironwood and thornless hybrid mesquite. Shrubs of various sizes would be planted throughout, including grey desert spoon, aloe, yucca, and jojoba. Landscape species and irrigation would be required to adhere to the City’s planting selection for landscaping.” To ameliorate the water demands of this Project, 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/districts and resource conservation districts 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.htm](https://cvmshcp.org/Plan_Documents.htm)).

### **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

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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

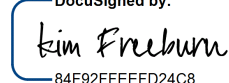
The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental 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.)

## CONCLUSIONS

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 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 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 Project description with lighting plans and specifications, 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, Environmental Scientist, at [jacob.skaggs@wildlife.ca.gov](mailto:jacob.skaggs@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
84F92FFEEFD24C8...

Kim Freeburn  
Environmental Program Manager

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**Attachment 1:** MMRP for CDFW-Proposed Mitigation Measures

ec:

Heather Brashear, Senior Environmental Scientist (Supervisor), CDFW  
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Vincent James, U.S. Fish and Wildlife Service  
[vincent\\_james@fws.gov](mailto:vincent_james@fws.gov)

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## ATTACHMENT 1: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation Measures	Timing and Methods	Responsible Parties
<p><b>Mitigation Measure BIO-1: Nesting Birds</b></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. Established buffers 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><b>Timing:</b> No more than 3 days prior to vegetation removal or ground-disturbing activities.</p> <p><b>Methods:</b> See Mitigation Measure</p>	<p><b>Implementation:</b> Project Proponent and City of Coachella</p> <p><b>Monitoring and Reporting:</b> City of Coachella</p>
<p><b>Mitigation Measure BIO-2: Burrowing Owl Avoidance</b></p> <p>Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i> (2012 or most recent version). 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,</p>	<p><b>Timing: Focused surveys:</b> Prior to vegetation removal or ground-disturbing activities. <b>Pre-construction surveys:</b> No less than 14 days prior to start of Project-related activities and within 24 hours prior to</p>	<p><b>Implementation:</b> Project Proponent and City of Coachella</p> <p><b>Monitoring and Reporting:</b> City of Coachella</p>

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<p>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>ground disturbance.</p> <p><b>Methods:</b> See Mitigation Measure</p>	
<p><b>Mitigation Measure BIO-[A]: CVMSHCP Compliance</b></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.</p>	<p><b>Timing:</b> Prior to construction and issuance of any grading permit.</p> <p><b>Methods:</b> See Mitigation Measure</p>	<p><b>Implementation:</b> City of Coachella</p> <p><b>Monitoring and Reporting:</b> City of Coachella</p>

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<p><b>Mitigation Measure BIO-[B]: Artificial Nighttime Lighting</b></p> <p>Throughout construction and the lifetime operations of the Project, the City 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 shall ensure that all lighting for the Project is fully shielded, cast downward, reduced in intensity to the greatest extent, 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 <a href="http://darksky.org/">http://darksky.org/</a>). The City 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><b>Timing:</b>          Throughout construction and the lifetime operations of the Project</p> <p><b>Methods:</b> See Mitigation Measure</p>	<p><b>Implementation:</b>          City of Coachella and Project Proponent</p> <p><b>Monitoring and Reporting:</b> City of Coachella</p>
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# TRIBAL HISTORIC PRESERVATION OFFICE

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VIA ELECTRONIC MAIL

[gperez@coachella.org](mailto:gperez@coachella.org)

Gabriel Perez  
Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella CA 92236

**MORONGO  
BAND OF  
MISSION  
INDIANS**



A SOVEREIGN NATION

September 21, 2023

**Re: Notice to Adopt Draft IS/MND Sevilla II TTM 38577**

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received your letter regarding the above referenced Project. The proposed Project is not located within the boundaries of the ancestral territory or traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Thank you for notifying the MBMI about this project. MBMI encourages your consultation with tribes more closely associated with the lands upon which the project is located.

Respectfully,



Bernadette Ann Brierty  
**Tribal Historic Preservation Officer**  
**Morongo Band of Mission Indians**

CC: Morongo THPO

GAVIN NEWSOM  
GOVERNORYANA GARCIA  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

Item 3.

## State Water Resources Control Board

September 28, 2023

City of Coachella  
Attn: Gabriel Perez  
53990 Enterprise Way  
Coachella, CA 92236

CITY OF COACHELLA (CITY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE SEVILLA II TENTATIVE TRACT MAP NO 38557 PROJECT (PROJECT); STATE CLEARINGHOUSE #2023090027

Dear Mr. Gabriel Perez:

Thank you for the opportunity to review the MND for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. The Project is within the jurisdiction of the State Water Board, DDW's Riverside District. DDW Riverside District issues domestic water supply permit amendments to the public water systems serviced with a new or modified source of domestic water supply or new domestic water system components pursuant to Waterworks Standards (Title 22 CCR chapter 16 et. seq.). A public water system requires a water supply permit amendment for changes to a water supply source, storage, or treatment and for the operation of new water system components- as specified in the Waterworks Standards. The Coachella Water Authority (CWA) may need to apply for a water supply amendment for this Project.

The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), has the following comments on the City's Initial Study (IS)/MND:

- The IS/MND includes an approximate 0.23-acre dedicated [future] well site as part of the proposed Project (PDF pages 11, 34). Please discuss if the well will be used to provide drinking water to the development. If the well will be used to provide drinking water to the development, please address the following in the document:
  - The environmental impacts of drilling and operating the well, including discussion on:
    - groundwater impacts and surrounding wells,
    - well maintenance and discharge,
    - storage of chemicals for chlorination, and

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR



- additional water system infrastructure needed (e.g. a backup generator, water main connections prior to well development, etcetera).
- Discuss what is known about the quality of the groundwater and if treatment may be needed. If treatment may be needed include the treatment infrastructure in the project description and discussions.
- Include “Drinking Water Supply Permit Amendment (SWRCB, DDW, Riverside District)” under “2.5 Anticipated Approvals and Permits” [PDF pages 12-13].
- Under Section 10. “Other Public Agencies Whose Approval is Required”, please include “State Water Resources Control Board, Division of Drinking Water, Riverside District” (PDF page 35).
- There are two existing groundwater wells located on the Project site (PDF page 11). Will they be used or destroyed according to City of Coachella standards (Title 13. Public Services, Chapter 13.03 Water Service System, Article VIII Water Wells, 13.03.310 Standards)?
- CWA is a Groundwater Sustainability Agency (GSA) for the Coachella Valley-Indio Subbasin [7-02.01]. Coachella Valley- Indio Subbasin is prioritized as a medium priority basin by the Department of Water Resources (DWR) under the Sustainable Groundwater Management Act (SGMA). The Coachella Valley Regional Urban Water Management Plan (Coachella Valley Regional UWMP) indicates the 2010 Coachella Valley Water Management Plan Update was approved by the DWR as a functionally equivalent alternative to the Groundwater Sustainability Plan on July 17, 2019. The Coachella Valley Regional UWMP also indicates the four water agencies located within the Coachella Valley- Indio Subbasin are developing the Indio Subbasin Alternative Plan Update, which needed to be submitted to the DWR in January 1, 2022. Please indicate if the Indio Subbasin Alternative Plan Update has been submitted and approved by the DWR. Please also indicate if the Project will conflict with or obstruct implementation of the Indio Subbasin Alternative Plan Update, the most current proposed sustainable groundwater management plan for the basin.
- The IS/MND uses Coachella Valley Water District (CVWD)’s Table 4-8 and 4-22 of the 2010 Coachella Valley Regional UWMP to discuss if the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. However, the water system providing the water for this Project is CWA not CVWD (Coachella Valley Regional UWMP, pages 100-101). Please use the appropriate tables from the document (Tables 5-7, Table 5-15, Table 5-16, Table 5-18-Table 5-22) and update the discussion to reflect the CWA information.
- The IS/MND listed but failed to include the Appendices. Please include the referenced documents. Documents incorporated by reference must be made publicly available (CCR Title 14. Section 15150 [b]).

Mr. Gabriel Perez

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September 28, 2023

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Once the MND is adopted, please forward the following items in support of Coachella Valley Water Agency's permit application to the State Water Board, DDW Riverside District Office at [DWPDIST20@waterboards.ca.gov](mailto:DWPDIST20@waterboards.ca.gov):

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the IS/MND and MMRP; and
- Copy of the date stamped Notice of Determination filed at the Riverside County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or [Lori.Schmitz@waterboards.ca.gov](mailto:Lori.Schmitz@waterboards.ca.gov), if you have any questions regarding this comment letter.

Sincerely,

Lori Schmitz

Lori Schmitz  
Environmental Scientist  
Division of Financial Assistance  
Special Project Review Unit  
1001 I Street, 16<sup>th</sup> floor  
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Chun Huang  
District Engineer  
Riverside District

Manuel Delgado  
Associate Sanitary Engineer  
Riverside District

