



Coachella Civic Center, Hearing Room  
53-462 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

**May 05, 2021**  
6:00 PM

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Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference and there will be no in-person public access to the meeting location.

You may submit your public comments to the Planning Commission electronically. Material may be emailed to [llopez@coachella.org](mailto:llopez@coachella.org) and [ybecerril@coachella.org](mailto:ybecerril@coachella.org).

Transmittal prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

You may provide telephonic comments by calling the Planning Department at (760)-398-3102 **no later than 4:00 p.m.** the day of this meeting to be added to the public comment queue. At the appropriate time, you will be called so that you may provide your public testimony to the Planning Commission.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFac214Zz09>

Passcode: 674336

Or iPhone one-tap :

US: +16699006833,,88900660100#,,,,\*674336# or +12532158782,,88900660100#,,,,\*674336#

Webinar ID: 889 0066 0100

Passcode: 674336

**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. Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission.

**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. B-4 Ranch Change of Zone Project
  - a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
  - b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

**INFORMATIONAL:**

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection in the  
Planning 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



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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**March 17, 2021**  
6:00 PM

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## **CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:04 p.m. by Chair Virgen.

## **PLEDGE OF ALLEGIANCE:**

Vice Chair Navarrete led the Pledge of Allegiance.

## **ROLL CALL:**

Present: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.

Absent: Alternate Commissioner Leal, and Commissioner Huazano.

## **APPROVAL OF AGENDA:**

There were no modifications to the agenda.

Motion: To approve the agenda as presented.

Made by: Commissioner Figueroa

Seconded by: Vice Chair Navarrete

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**APPROVAL OF THE MINUTES:**

*The order of the following two items were switched, resulting in the items being renumbered:*

1. Regular Meeting Minutes of January 20, 2021, of the Coachella Planning Commission.

Motion: To approve the minutes as presented

Made by: Commissioner Gonzalez

Seconded by: Commissioner Navarrete

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: Commissioner Figueroa.

ABSENT: Commissioner Huazano.

2. Regular Meeting Minutes of February 17, 2021, of the Coachella Planning Commission.

Motion: To approve the minutes as presented

Made by: Commissioner Navarrete

Seconded by: Commissioner Figueroa

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

**WRITTEN COMMUNICATIONS:**

An email regarding an LA Times article was received and forwarded to the Commissioners.

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

None.

**REPORTS AND REQUESTS:**

The Housing Element consultant will be brought forth to the Commission at the next meeting.

**NON-HEARING ITEMS:**

3. Acceptance of Public Art Piece to be donated by Billy Stinberg, titled Coachella Valley Harvest Mural, painted by Laurence Neufield (1979), to be placed inside the City Library located at 1500 Sixth Street.

Motion: To approve per staff recommendation and recognize the artist with their name to be placed on a plaque next to the mural.

Made by: Commissioner Figueroa

Seconded by: Commissioner Gonzalez

Approved: 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

*(With Ordinance No. 1172, the City Council created a new "Culture and Arts Commission" that will take the place of the Planning Commission for reviewing public art. New members are expected to be appointed in April 2021. This item is expected to be the last public art review to be bought before the Planning Commission.)*

4. Approval of a 12-month Time Extension for Conditional Use Permits (CUP 299 and CUP 300) to allow a 1,839 square foot retail cannabis business and a 1,432 square foot bar/pub with on-site alcohol sales at 1694 6th Street.

Since the approval of the project by the City Council, the owners reconsidered the project and now plan to utilize the ground floor as the dispensary that will now occupy a larger floor area. The second floor will be utilized for the pub with more windows with added steel reinforcement creating an industrial look, and creating a third floor deck for the pub. The envisioned changes will significantly impact the structural design of the remodel.

The owners have submitted plans and obtained building permits for a partial demolition of the existing building in order to do additional engineering investigative work for the structural integrity of the building. The anticipated major renovations and structural elements of the building that had to be re-designed are the justification for the delays.

Public Comments: John Greenwood (applicant)  
Carlos Bishop (applicant)

Motion: To approve the 12-month time period extension and add the Pueblo Viejo look to the final design

Made by: Commissioner Gonzalez

Seconded by: Vice Chair Navarrete

Approved: 4-0, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Huazano.

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

5. Coachella Greenery Project

- a) Resolution No. PC-2021-01, approving Conditional Use Permit 334 proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48.
- b) Conditional Use Permit 293, (Modification), proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

Chair Virgen opened the Public Hearing for Item 5 at 6:50 p.m.

Public Comments: Antonio Santamaria  
Naomi Morales

Chair Virgen closed the Public Hearing for Item 5 at 6:53 p.m.

Motion: To approve Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification) with the findings and conditions of approval, and add conditions of a bike rack, pedestrian friendly, and add parking lot landscaping

Made by: Commissioner Gonzalez  
Seconded by: Commissioner Figueroa  
Approved: 4-0, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Vice Chair Navarrete, and Chair Virgen.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Huazano.

**INFORMATIONAL:**

All Planning Commissioners and the Alternate are registered with the League of California Cities' Planning Commissioners Academy, Virtual Academy (March 25, 26, 31, and April 1). Development Services Director Luis Lopez met with new Planning Commissioner Figueroa and is open to all members to providing additional training.

ADJOURNMENT:

There being no further business to come before the Commission, Chair Virgen adjourned the meeting at 6:58 p.m., followed by a motion from Commissioner Gonzalez, second by Vice Chair Navarrete, and a 5-0 vote.

Respectfully Submitted,



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Andrea J. Carranza, MMC  
Deputy City Clerk



**STAFF REPORT**  
**5/5/2021**

**TO:** Planning Commission Chair and Commissioners  
**FROM:** Luis Lopez, Development Services Director  
**SUBJECT:** B-4 Ranch Change of Zone Project

- a) Environmental Assessment (EA 2-04) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt the attached Resolution No. PC 2021-04 recommending the adoption of a Negative Declaration approval of

**BACKGROUND:**

The B-4 Ranch Change of Zone project (“Project”) is located on approximately 56.9 acres north of Avenue 52, and west and east of Education Way (APN: 763-060-048). The City initiated effort is proposing a Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) designations to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N). The Change of Zone will help create adequate zoning capacity to meet the City’s 5th Cycle Regional Housing Needs Allocation (RHNA), consistent with the adopted Housing Element and General Plan. It will also allow a mixture of housing types available to all residents including market rate housing and affordable housing. The Project proposes a Change of Zone only, no development plans are proposed at this time for the property.



**DISCUSSION/ANALYSIS:**

The City of Coachella initiated Change of Zone No. 20-07 at the request of the State of California – Department of Housing and Community Development (HCD) pursuant to a mandatory re-zoning effort called out in the City’s Housing Element. The Change of Zone’s main purpose is to create additional “development ready” multifamily residential zoning to accommodate the City’s Regional Housing Needs Allocation (RHNA) from the 5<sup>th</sup> Cycle carryover which is required to be completed as part of the City’s 2013-2021 Housing Element. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The rezoning is anticipated to allow for the development of approximately 1,314 dwelling units as shown below in Table 4, Potential Project Units. The project would help create adequate zoning capacity to meet the City’s 5<sup>th</sup> Cycle RHNA Allocation consistent with the adopted Housing Element and General Plan.

The Change of Zone will re-designate the property as shown below in Table 1 and illustrated in Figure 3 Proposed Change of Zone:

**Table 1: Current and Proposed Zoning**

|   |
|---|
| <b>Current Zoning</b>   |
| <ul style="list-style-type: none"> <li>• Residential Single Family (R-S)</li> <li>• Residential Multiple Family (R-M)</li> </ul>  |
| <b>Proposed Zoning</b>  |
| <ul style="list-style-type: none"> <li>• Residential Multiple Family (R-M) - General: 20-25 Du./Ac.</li> <li>• Residential Multiple Family (R-M) - Urban: 20-38 Du./Ac.</li> <li>• Neighborhood Commercial (C-N)</li> </ul> |

The proposed Change of Zone will allow for Multi-Family Residential and Commercial Neighborhood uses. The R-M and C-N zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, including market rate housing, and related community services. The proposed zones are consistent with the project’s land use designations of Urban Neighborhood and Neighborhood Center, established by the Coachella General Plan Update (CGPU) and therefore a General Plan Amendment is not needed for this project.

Land Use and Proposed Zoning Breakdown:

The project site is approximately 56.9 acres. The project proposes R-M General (20-25 du/ac) on approximately 29.3 acres of the site, R-M Urban (20-38 du/ac) on approximately 22.6 acres of the site, and C-N on approximately 4.1 acres of the site as illustrated in Figure 3 below. R-M General land uses permits 20 to 25 dwelling units per acre; therefore, the R-M General portion of the project site may include an average of 659 dwelling units. The R-M Urban land use permits 20 to 38 du/ac; therefore, this portion of the site could accommodate an average of 655 dwelling units. The project site in total could accommodate an average of approximately 1,314 dwelling units. This is shown in Table 3, Potential Project Units.

The current General Plan Land Use category acreages, the Zoning District acreages, and the total dwelling unit yield for the project site are as shown below:

**Table 2 Existing GP Land Use Designations**

| Land Use            | Acres     |
|---------------------|-----------|
| Urban Neighborhood  | 51.9      |
| Neighborhood Center | 4.1       |
| <b>Total*</b>       | <b>56</b> |

\*Approximate value

**Table 3 Proposed Zoning**

| <b>Proposed Zoning</b>    | <b>Acres</b> |
|---------------------------|--------------|
| R-M General (20-25 du/ac) | 29.3         |
| R-M Urban (20-38 du/ac)   | 22.6         |
| Neighborhood Commercial   | 4.1          |
| <b>Total*</b>             | <b>56</b>    |

\*Approximate value

**Table 4 Potential Project Units**

| <b>Proposed Zone</b> | <b>Acres</b> | <b>Allowed DU</b> | <b>Mid Density</b> | <b>Total DU/AC</b> |
|----------------------|--------------|-------------------|--------------------|--------------------|
| R-M General          | 29.3         | 20-25 du/ac       | 22.5 du/ac         | 659                |
| R-M Urban            | 22.6         | 20-38 du/ac       | 29 du/ac           | 655                |
| <b>Total</b>         |              |                   |                    | <b>1,314</b>       |

Currently, the site has a split-zone (R-S and R-M) consisting of R-S (Residential Single-Family) on the west side of Education Way (north of the IID Powerline Easement) and R-M (Multifamily Residential) zoning on the south of the IID Powerline easement. The territory on the east side of Education Way and the area north of the Valle Del Sol Elementary School consists of R-S zoning, except for the southerly 215 feet of the land which has R-M zoning.

The proposed Change of Zone Exhibit will change the zoning to C-N (Neighborhood Commercial) for the southerly 4.1 acres located west of Education Way. The northerly 3.9 acres west of Education Way will have R-M General (20-25 du/ac) zoning. Similarly the area west of Education Way and north of the elementary school will have R-M Urban (25-38 du/ac) zoning for the southerly 25.6 acres, and R-M General (20-25 du/ac) zoning for the northerly 25.4 acres. These more specific R-M districts with “minimum density” requirements, will allow further development of the sites without the need for additional discretionary actions, and are consistent with State Laws regarding the low and moderate income categories of the Regional Housing Needs Allocation.

The Change of Zone Exhibit is shown below:

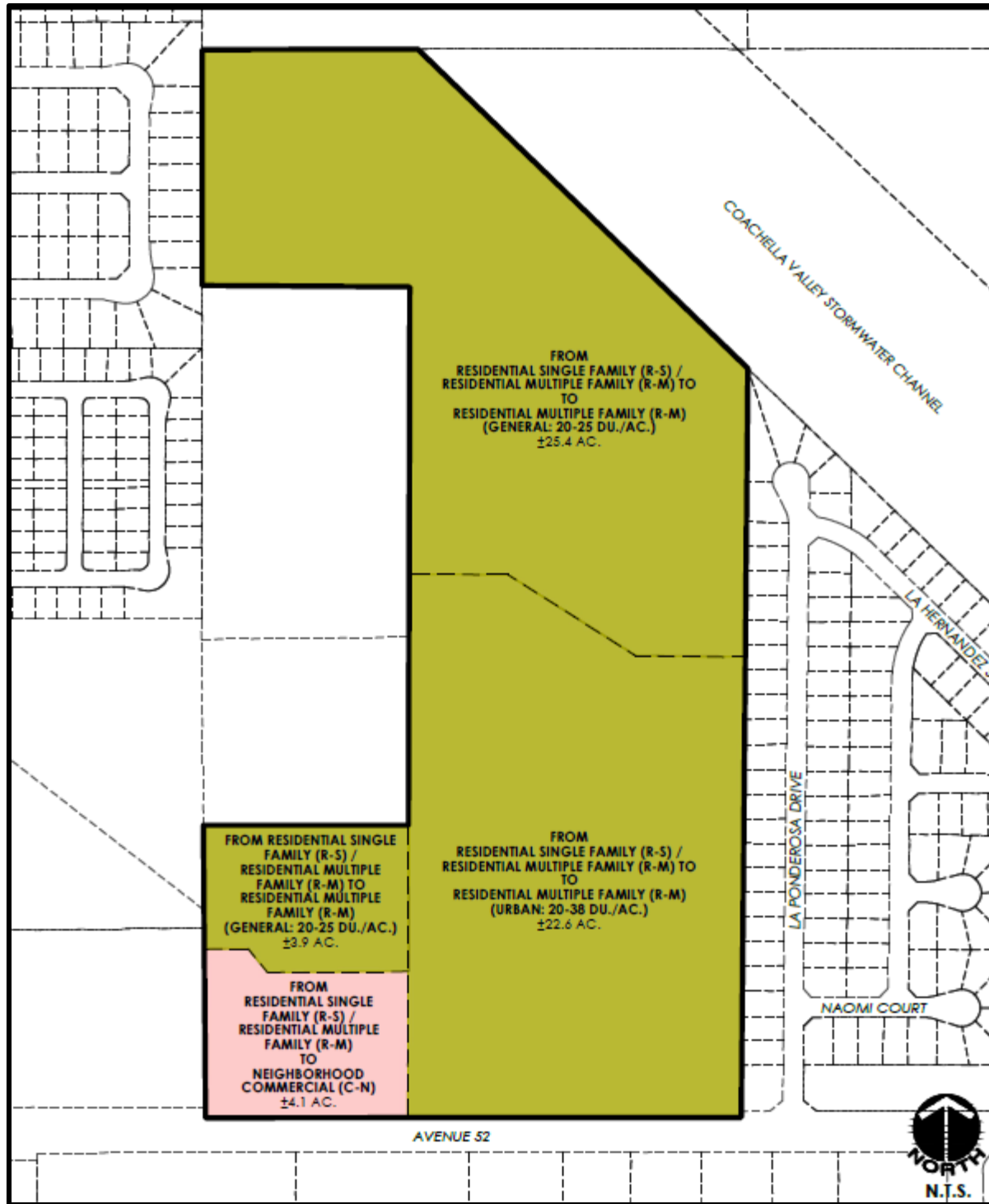


Figure 3: Proposed Change of Zone

**ENVIRONMENTAL REVIEW:**

The City of Coachella as the lead agency for this project prepared an Initial Study pursuant to the guidelines of the California Environmental Quality Act (CEQA). This Initial Study has been prepared in accordance with CEQA Guidelines Section 15063(c) to provide a preliminary analysis of the proposed project's actions and to determine if the project, as proposed, may have a significant effect upon the environment. Staff undertook review of the proposed rezoning and determined the project COULD NOT have a significant effect on the environment, and subsequently a NEGATIVE DECLARATION has been prepared.

Attached to this staff report is a copy of the Notice of Intent to Adopt a Negative Declaration and the Initial Study/Negative Declaration document. The Planning Commission must find adequacy with the environmental documents, in making a recommendation to the City Council for approval of the Change of Zone.

**ALTERNATIVES:**

1. Recommend to City Council adoption of a Negative Declaration (EA 20-04) and approval of Change of Zone (CZ 20-07).  
Recommend to City Council adoption of a Negative Declaration (EA 20-04) and approval of Change of Zone (CZ 20-07) with minor modifications to the zoning district boundaries.
2. Take no action.
3. Continue this item and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

Attachment: Resolution No. PC2021-04  
Notice of Intent to Adopt a Negative Declaration  
CEQA Initial Study/ Negative Declaration

**RESOLUTION NO. PC 2021-04**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 20-04) FOR THE B-4 RANCH CHANGE OF ZONE PROJECT, AND RECOMMENDING APPROVAL OF A CHANGE OF ZONE (CZ 20-07) FOR THE B-4 RANCH CHANGE OF ZONE PROJECT FROM R-S (RESIDENTIAL SINGLE-FAMILY) AND R-M (MULTIPLE-FAMILY RESIDENTIAL) TO R-M URBAN (MULTIPLE-FAMILY RESIDENTIAL, 20-38 DU/AC), R-M GENERAL (MULTIPLE-FAMILY RESIDENTIAL, 20-25 DU/AC), AND C-N (NEIGHBORHOOD COMMERCIAL) ON APPROXIMATELY 56.9 ACRES OF VACANT, AGRICULTURAL LAND LOCATED ON THE NORTH SIDE OF AVENUE 52, EAST AND WEST OF EDUCATION WAY (APN: 763-060-048). PETER RABBIT FARMS, OWNER.**

**WHEREAS**, the Proposed Project, as set forth in Environmental Assessment (EA 20-04) and Change of Zone (CZ 20-07) consists of the above-referenced application on approximately 56.9 acres of vacant agricultural land located on the north side of Avenue 52, east and west of Education Way; and the Project seeks to bring the properties into compliance with the General Plan’s “Land Use and Community Character Element”; and,

**WHEREAS**, the General Plan Land Use Map and Sub-Area 1 policies, call for the subject property to include medium to high-density residential uses in close proximity to commercial uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

**WHEREAS**, Prior to the approval of this Change of Zone (CZ 18-10), the project site contains only two zoning districts: R-S (Residential Single-Family) and R-M (Multiple-Family Residential). Neither of these two zones provides the proper density and variety of housing types envisioned by the General Plan; and,

**WHEREAS**, to bring the site into compliance with the General Plan, and to comply with the City’s Housing Element re-zoning requirements, the City of Coachella Development Services with the consent of the Property Owner proposes to create the following Zoning Districts:

- R-M General (Multiple-Family Residential, 20 – 25 DU/AC)
- R-M Urban (Multiple-Family Residential, 25-38 DU/AC)
- C-N (Neighborhood Commercial); and,

**WHEREAS**, the City completed Environmental Assessment/Initial Study (EA 20-04) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Negative Declaration was posted with

the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on March 25, 2021 and ending on April 13, 2021; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

**WHEREAS**, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1.**        Recitals. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

**SECTION 2.**        Compliance with the Environmental Quality Act (“CEQA”). As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The Planning Commission recommends that the City Council find that the 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 Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 3.**        Findings on Environmental Impacts. Based on the whole record before it, including the 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 are insignificant as outlined in the Negative Declaration and Initial Study. 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 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.**        Wildlife Resources. Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each Proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Game. This fee is due and payable as a

condition precedent to the County Clerk's filing of a Notice of Determination.

**SECTION 5.**      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 Negative Declaration.

**SECTION 6.**      Findings for Change of Zone 20-07. The Planning Commission does hereby recommend to the City Council approval of Change of Zone (CZ 20-07) with the findings listed below:

**Findings for Change of Zone 18-10:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation and is part of the Subarea 1 – West Coachella Neighborhoods policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the General Neighborhood land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project complies with the applicable land use regulations and development standards of the City's Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 of the City of Coachella Municipal Code in that the subject property is vacant land that will be developed in accordance with the R-M, General (Multiple-Family Residential, 20-25 DU/AC), R-M, Urban (Multiple-Family Residential, 25-38 DU/AC) and C-N (Neighborhood Commercial) zoning development standards and the site has conforming width and depth, is generally flat, and can accommodate intensive urban development as anticipated in the future.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include a variety of residential, institutional, and light industrial uses. There is access to Avenue 52, which is a major arterial roadway that can accommodate the future traffic/circulation needs of the site.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include multiple-family residential, an elementary school and light industrial uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project

contained in the Negative Declaration, Initial Study, and administrative record. The Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

**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 City Hall. 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.

**PASSED APPROVED AND ADOPTED** this 5<sup>th</sup> day of May by the following vote:

ROLL CALL:            Ayes:  
                              Noes:  
                              Absent:  
                              Abstaining:

CITY OF COACHELLA  
PLANNING COMMISSION

By \_\_\_\_\_  
Stephanie Virgen, Chairperson

ATTEST:

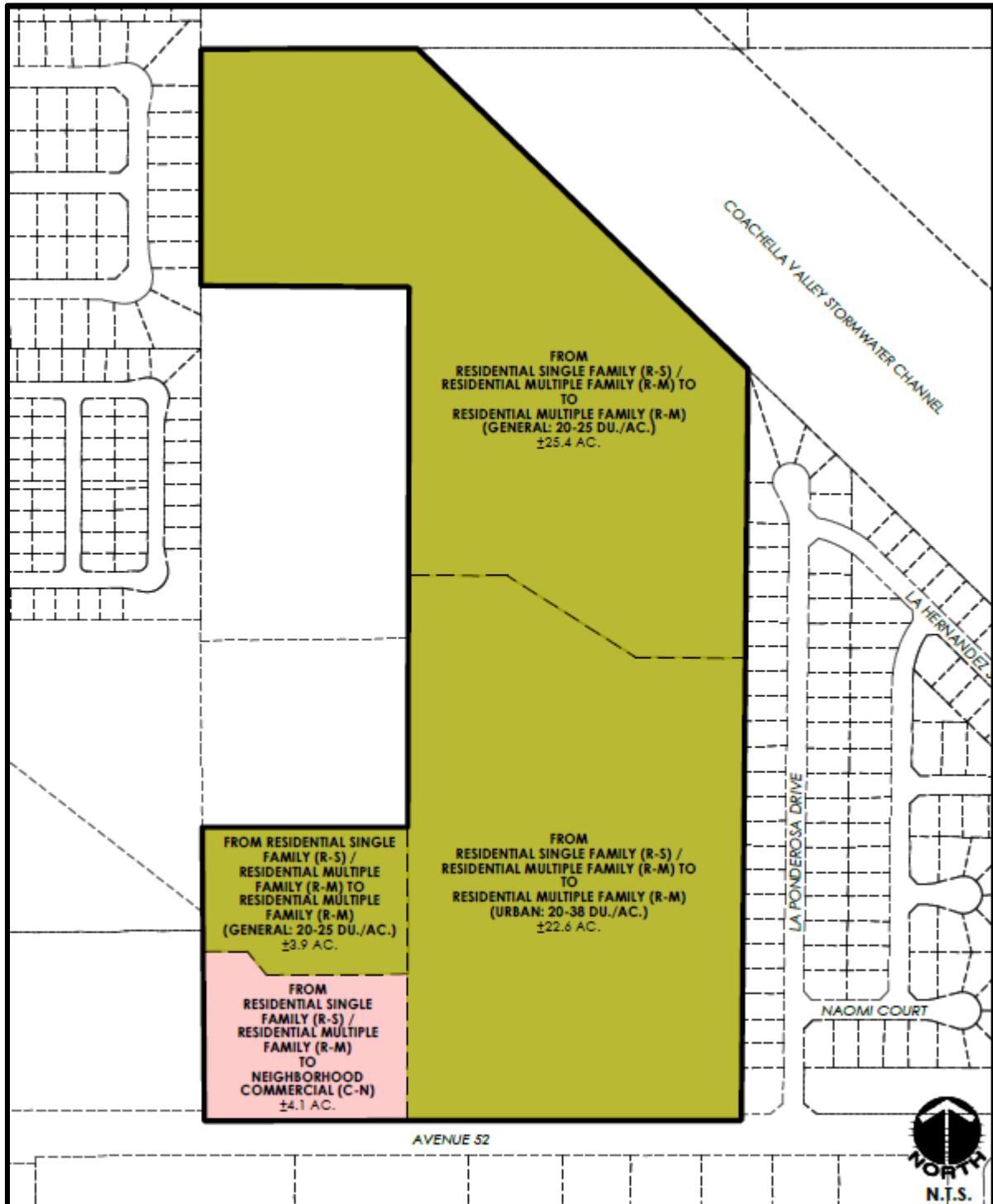
APPROVED AS TO FORM:

By \_\_\_\_\_  
Yesenia Becerril  
Planning Commission Secretary

By \_\_\_\_\_  
Carlos Campos  
City Attorney

# EXHIBIT A

## B-4 RANCH CHANGE OF ZONE PROJECT – CHANGE OF ZONE EXHIBIT



# CITY OF COACHELLA

## Development Services Department



53-990 Enterprise Way  
Coachella CA 92236  
(760) 398-3102

### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Project Title/Location:                    **B-4 Ranch Re-Zone Project**  
North Side of Avenue 52, east and west of Education Way, the City of Coachella, CA

Project Description:

Change of Zone No. 20-07 proposes a Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) zones to R-M General (20-25 dwelling units per acre (du/ac)), R-M Urban (20-38 du/ac), and Neighborhood Commercial (C-N). The proposed zones are consistent with the City of Coachella's General Plan land use designations of Urban Neighborhood and Neighborhood Center. The subject site is approximately 56.9 acres of land north of Avenue 52, and west and east of Education Way.

An Environmental Initial Study recommending the adoption of a Negative Declaration for EA 18-04 has been prepared and distributed to responsible agencies for review and comment pursuant to the guidelines of the California Environmental Quality Act (CEQA). A 20-day review period for the Negative Declaration will commence on March 25, 2021 and will end on April 13, 2021 for interested and concerned individuals and public agencies to submit written comments on the Initial Study. Any written comments on the proposed Negative Declaration must be received within the public review period. Below is the weblink to the City Webpage containing the Initial Study and Negative Declaration for the B-\$ Ranch Re-Zone Project.

*<https://www.coachella.org/departments/development-services/environmental-reviews>*

The Planning Commission will hold a public hearing to consider the proposed project on April 21, 2021 to review the CEQA Draft documents for adequacy.

Copies of the proposed Negative Declaration and all environmental documents are available for review at the City of Coachella - Development Services Department located at 53-990 Enterprise Way, Coachella, CA 92236 Monday through Thursday, from 7:00 a.m. to 6:00 p.m., by appointment.

Comments on the proposed Negative Declaration should be sent to Luis Lopez, Development Services Director at the above referenced address or by e-mail to [LLopez@Coachella.org](mailto:LLopez@Coachella.org).

The proposed project site is not contained on the lists compiled pursuant to Section 65962.5 of the California Government Code.

**Initial Study / Negative Declaration for**

**Peter Rabbit Re-Zone**

**Site ID: 24**

**LEAD AGENCY:**

City of Coachella  
Development Services Department  
1515 Sixth Street  
Coachella, CA 92236



**APPLICANT:**

City of Coachella  
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## Chapter 1 Introduction

### 1.1 Overview

The Peter Rabbit Re-Zoning project (“project”) is located on approximately 56.9 acres in the City of Coachella. The site is formed by a parcel (APN 763-060-048) north of 52nd Avenue, and west and east of Education Way. The City of Coachella (the Applicant) is proposing a Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) to R-M Urban, R-M General, and Neighborhood Commercial (C-N). Future development of the site is intended to include a multi-family housing community with a variety of pricing options and with commercial uses on the 56.9-acre property.

The project site has been disturbed due to its previous use as an agricultural operation. Based on historical aerial imagery, the site was intermittently utilized as agricultural fields, being harvested, cleared and graded, since before 1953. However, onsite agricultural operations have ceased, and the property is currently fallow. The property’s southern boundary is met by 52<sup>nd</sup> Avenue; the eastern boundary is met by single family dwelling units; the northern boundary is met by the Coachella Valley Stormwater Channel, and the western boundary is met by residential dwelling units and Valle Del Sol Elementary School.

The project site is currently located within the City of Coachella’s General Plan Urban Neighborhood and Neighborhood Center land use designations. Urban Neighborhood land use designations are established for predominantly multi-family housing types with very good non-motorized access to a wide range of civic and commercial amenities located at the edges and/or within the mixed-use fabric of the neighborhood. Neighborhood Center land use designations are intended to provide for a concentration of neighborhood-serving commercial businesses and civic amenities – often mixed with multi-family housing – within convenient walking or biking distance of nearby neighborhoods.

As previously stated, the existing zoning designations for the project site includes Single Family Residential (R-S) and Multiple Family Residential (R-M). R-S zones are intended to provide areas within the City where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. R-M zones are intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services.

The project is proposing a Change of Zone from R-S and R-M to R-M General, 20-25 dwelling units per acre (du/ac), R-M Urban, 20-38 du/ac, and Neighborhood Commercial (C-N). The proposed zones are consistent with the existing General Plan land use designations; therefore, the only entitlement required for this project includes a Change of Zone. However, additional entitlements, such as Architecture Review and Tentative Parcel Maps, would be required if future development of the 56.9-acre site is proposed. The Change of Zone will create adequate zoning capacity to meet the City’s 5<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA), consistent with the adopted Housing Element. It will also allow a mixture of housing types available to all residents including market rate housing and affordable housing.

### 1.2 Authority

The City of Coachella is the lead agency for the proposed Peter Rabbit Re-Zone project. The City undertook the review of the applicant’s submittal, and determined that it is a project, as defined by the

California Environmental Quality Act (CEQA). Since the project includes a discretionary action, the City concluded that an Initial Study should be prepared. This Initial Study/Negative Declaration has been prepared in accordance with Public Resources Code Section 21000 et. seq.

### 1.3 Scope of Environmental Review

This Initial Study evaluates the proposed project's potential environmental effects on the following topics as contained in Appendix G of the CEQA Guidelines, as follows:

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

### 1.4 Impact Assessment Terminology

The Environmental Checklist identifies impacts using four levels of significance as follows:

No Impact: When the analysis finds that the project would not affect the environment.

Less than Significant: When the analysis finds that a project would not substantially impact the environment and no mitigation is required to reduce the impact to less than significant.

Less than Significant with Mitigation Incorporated: When the analysis finds that project would result in substantial impact on the environment, but feasible mitigation measures can be successfully implemented to reduce levels to less than significant.

Potentially Significant: When the analysis finds that a project would result in substantial impact on the environment and no mitigation measures can implemented to reduce the impacts to less that significant.

### 1.5 Organization of the Initial Study

This Initial Study has been completed in the following format:

Chapter 1 Introduction: This chapter provides a brief summary of the proposed project and describes the regulatory framework for the preparation of an Initial Study under CEQA.

Chapter 2 Project Description: This chapter provides a comprehensive description of the applicant's proposal for the project, the General Plan and Zoning for the project and the surrounding land uses.

Chapter 3 Environmental Checklist: This chapter contains the analysis of each topic identified in CEQA Appendix G, and includes a discussion of the environmental setting, the project's impacts, the determination of significance, and mitigation measures where necessary.

Chapter 4 References: This chapter identifies the documents and technical reports used for this Initial Study.

## 1.6 Documents Incorporated by Reference

In addition to the documents listed in Chapter 4, the City of Coachella's General Plan, General Plan EIR, and Municipal Code were used as part of the evaluation of the proposed project. These documents are available on the City's website at [www.coachella.org](http://www.coachella.org) and at the Development Services Department, located at 1515 Sixth Street.

## Chapter 2 Project Description

### 2.1 Project Description

The Peter Rabbit Re-Zoning project is proposing to change the existing zone of the property from Single Family Residential (R-S) and Multiple Family Residential (R-M) to R-M General (20-25 dwelling units per acre (du/ac)), R-M Urban (20-38 du/ac), and Neighborhood Commercial (C-N). The project is currently located on approximately 56.9 acres of land, north of 52nd Avenue and west and east of Education Way. The Assessor's Parcel Number (APN) for the site is 763-060-048. The project property previously operated as agricultural land since at least 1953; however, the site is currently vacant. The proposed zones are consistent with the project's land use designations of Urban Neighborhood and Neighborhood Center, established by the Coachella General Plan Update (CGPU). Development of the site would also include landscaping, street improvements, and parking. Vehicular access to the project will be provided from 52<sup>nd</sup> Avenue and Education Way.

The project site is currently vacant, with evidence of prior disturbance, due to the development of the surrounding land uses, and the previous agricultural operation that took place onsite. The project's northern boundary is delineated by the Coachella Valley Stormwater Channel. The eastern boundary is met by a residential community with single family dwellings. 52<sup>nd</sup> Avenue delineates the property's southern boundary, and a residential community with single family and multiple family homes, as well as Valle Del Sol Elementary School borders the property's western boundary. Distribution and transmission power poles are located at the property's southern boundary. South of 52<sup>nd</sup> Avenue are industrial land uses. The land use designations for the surrounding area includes Suburban Neighborhood to the east, Industrial District to the south, Suburban Neighborhood, General Neighborhood, and School to the west.

R-M and C-N zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan. The project proposes to provide housing in compliance with the Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The project would create adequate zoning capacity to meet the City's 5<sup>th</sup> Cycle RHNA Allocation consistent with the adopted Housing Element. The project includes a mixture of housing types available to all residents including market rate housing.

The project site is approximately 56.9 acres. The project proposes R-M General on approximately 29.3 acres of the site, R-M Urban on approximately 22.6 acres of the site, and C-N on approximately 4.1 acres of the site. R-M General land uses permits 20 to 25 dwelling units per acre; therefore, the R-M General portion of the project site may include an average of 659 dwelling units. The R-M Urban land use permits 20 to 38 du/ac; therefore, this portion of the site could accommodate an average of 655 dwelling units. The project site could accommodate an average of approximately 1,314 dwelling units. This is shown in Table 3, Potential Project Units.

Development of the site would also include landscaping, street improvements, and parking areas constructed in compliance with the standards established for Urban Neighborhood and Neighborhood

Center land use designations. Approval of the Change of Zone will render the project in full compliance with City regulations.

## 2.2 Proposed Land Use and Zoning Breakdown

The proposed breakdown for the project is as follows:

**Table 1 Existing Land Use**

| Land Use            | Acres     |
|---------------------|-----------|
| Urban Neighborhood  | 51.9      |
| Neighborhood Center | 4.1       |
| <b>Total*</b>       | <b>56</b> |

\*Approximate value

**Table 1 Proposed Zoning**

| Proposed Zoning         | Acres     |
|-------------------------|-----------|
| R-M General             | 29.3      |
| R-M Urban               | 22.6      |
| Neighborhood Commercial | 4.1       |
| <b>Total*</b>           | <b>56</b> |

\*Approximate value

**Table 3 Potential Project Units**

| Proposed Zone | Acres | Allowed DU  | Mid Density | Total DU/AC  |
|---------------|-------|-------------|-------------|--------------|
| R-M General   | 29.3  | 20-25 du/ac | 22.5 du/ac  | 659          |
| R-M Urban     | 22.6  | 20-38 du/ac | 29 du/ac    | 655          |
| <b>Total</b>  |       |             |             | <b>1,314</b> |

|               | R-M General | R-M Urban | Total Potential DU |
|---------------|-------------|-----------|--------------------|
| <b>Min DU</b> | 586         | 452       | 1,038              |
| <b>Mid DU</b> | 659         | 655       | 1,314              |
| <b>Max DU</b> | 733         | 859       | 1,592              |

## 2.3 General Plan and Zoning Designation

The existing General Plan Land Use designation for the project site is Urban Neighborhood and Neighborhood Center. The existing zoning designation is Residential Single Family (R-S), and Residential Multiple Family (R-M).

## 2.4 Environmental Setting and Surrounding Land Uses

The proposed project site is located in the central portion of the City of Coachella, within the General Plan's Urban Neighborhood and Neighborhood Center land use. Urban Neighborhood land uses are characterized predominantly (although not exclusively) by multi-family housing types with very good non-motorized access to a wide range of civic and commercial amenities located at the edges and/or within the mixed-use fabric of the neighborhood. The site has been disturbed and previously graded. Surrounding land uses include:

North: Coachella Valley Stormwater Channel

South: 52nd Avenue and Industrial District

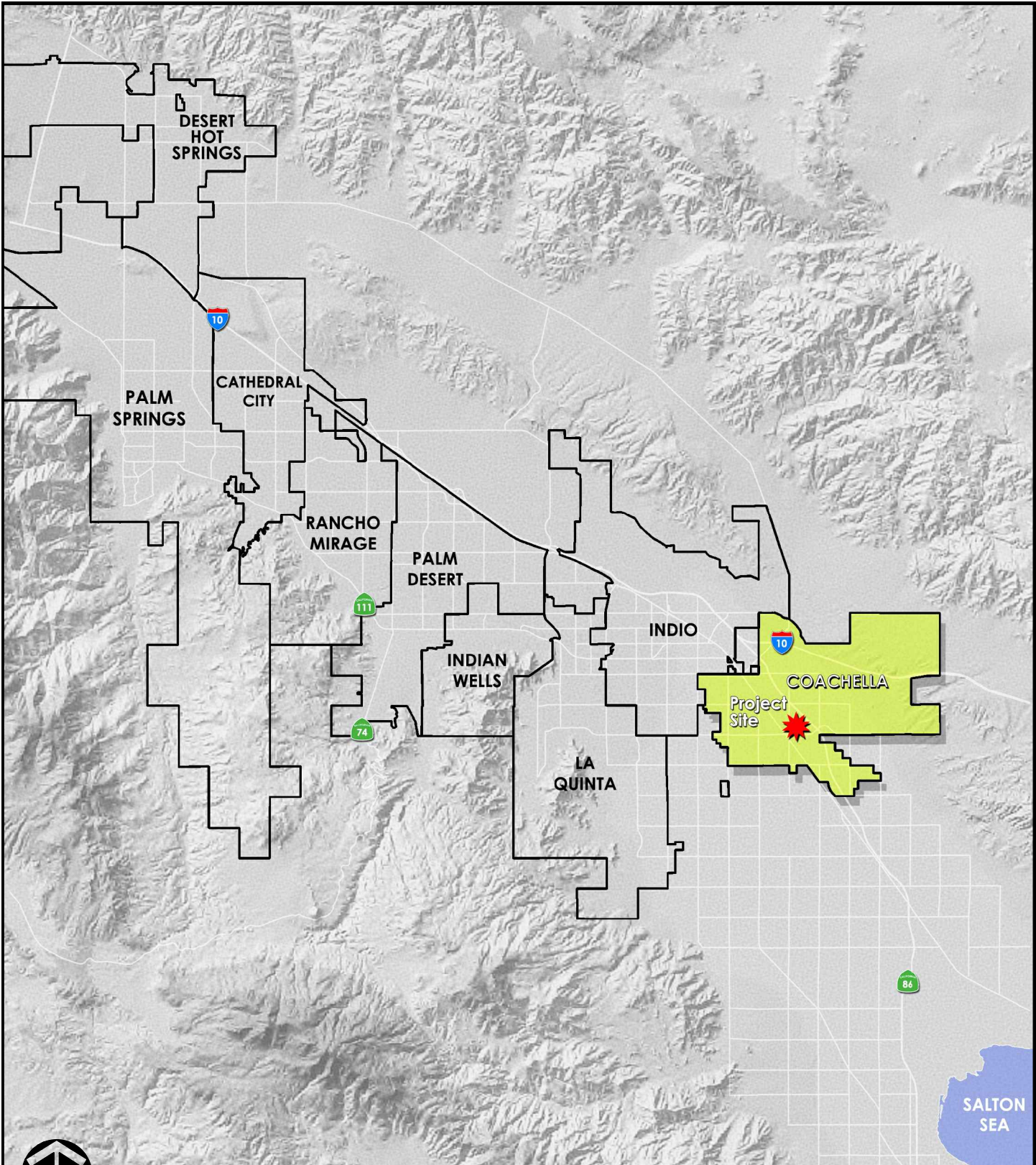
East: Residential neighborhood

West: Valle Del Sol Elementary School and Residential neighborhood

2.5 Permits/Approvals required from other public agencies:

State Water Resource Control Board (SWRCB)

South Coast Air Quality Management District (SCAQMD)



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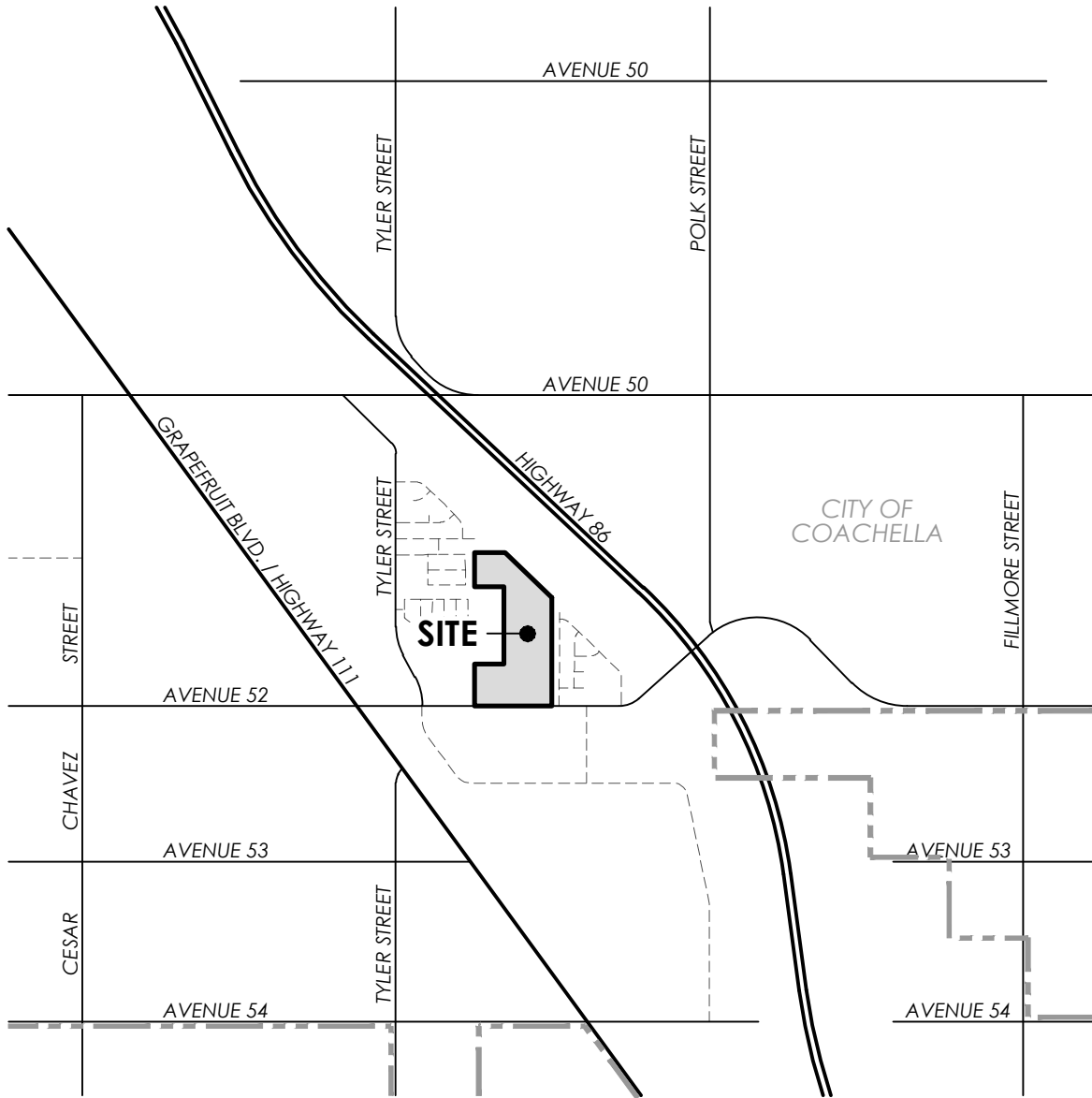


## REGIONAL LOCATION MAP

**PETER RABBIT FARMS**  
 INITIAL STUDY

EXHIBIT

1



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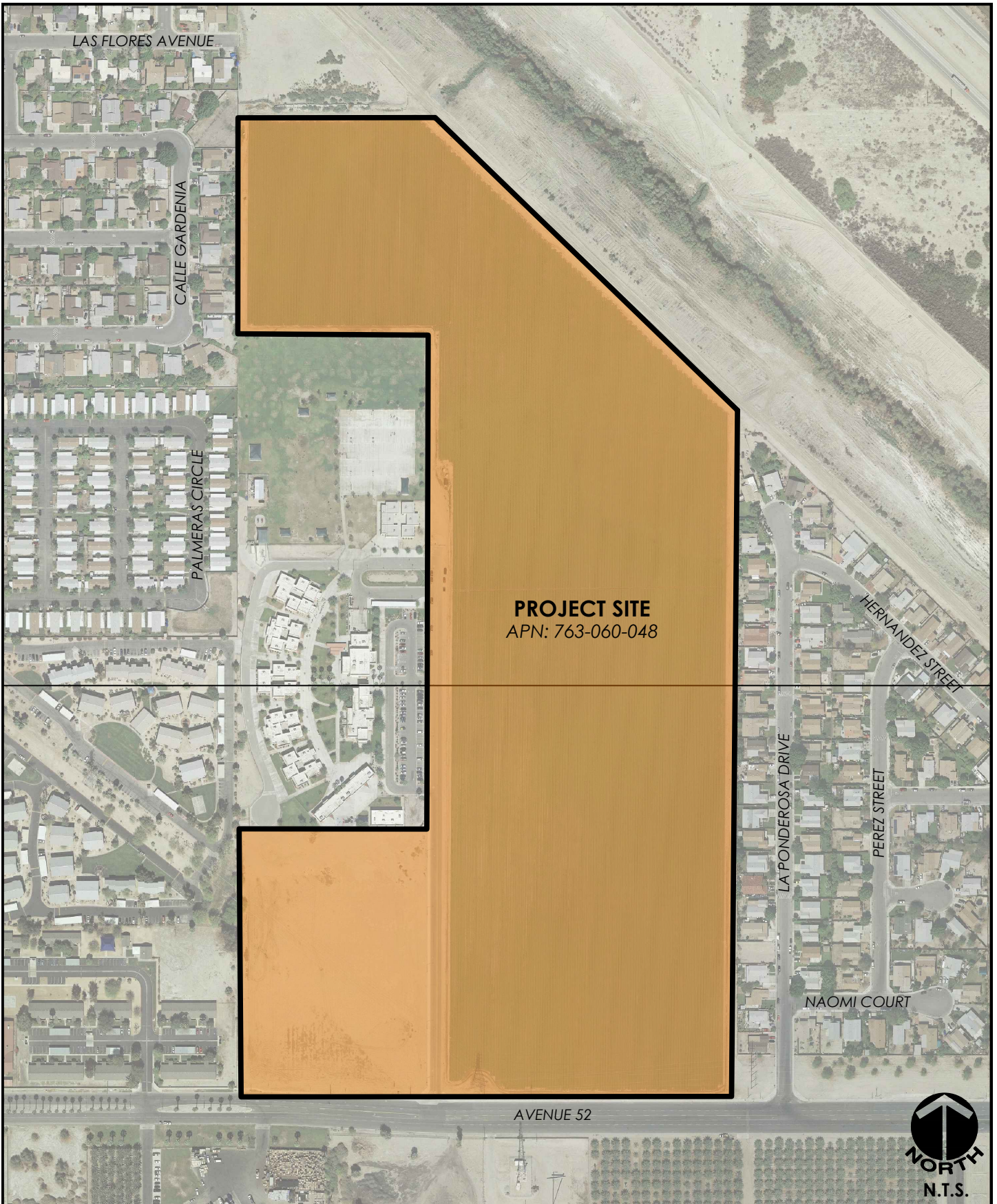


**PROJECT VICINITY MAP**

**PETER RABBIT FARMS**  
 INITIAL STUDY

EXHIBIT

2



**PROJECT SITE**  
APN: 763-060-048



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**AERIAL PHOTOGRAPH**

**PETER RABBIT FARMS**  
INITIAL STUDY

EXHIBIT

3

































































































































































































































