Coachella Civic Center, Hearing Room
53-462 Enterprise Way, Coachella, California
(760) 398-3502 ◆ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 19, 2021
6:00 PM

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 AND 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/W/89785377649?TK=I6B5HWG_6PP27WVN8_KETLM2DMKT3IHDFI1Q1OARYQS.DQIAAAAU56AJCRZFM0TPTFHYY1FVR1RHVXA5ZWRVTUD3AAAAAAAAAAAAAAAAAAAAAAAAAAA&PWD=SZFJCMFVWHBQMXNSUCTJNHZZOENWDZ09

PASSCODE: 809812

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. Minutes for the City of Coachella Planning Commission Meeting of May 5th, 2021.

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Art in Public Places Program – Coachella Smoke Shop Art Mural Installation.

3. Art in Public Places Program – Dateland Park Art Mural Installation.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Pulte Coachella Subdivision Project

Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

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.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Coachella Civic Center, Hearing Room
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(760) 398-3502 ◆ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 05, 2021
6:00 PM

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 and 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:

Meeting was called to order at 6:04 p.m. by Chair Virgen.

PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Yesenia Becerril.

ROLL CALL:

Present: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

Absent: Commissioner Gonzalez.

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."

Motion to Approve Agenda for the Planning Commission Meeting of May 5th, 2021

Made by: Commissioner Navarrete.

Seconded by Commissioner Figueroa.

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

AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Gonzalez.

APPROVAL OF THE MINUTES:

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

   Motion to Approve Regular Meeting Minutes of March 17, 2021, of the Coachella Planning Commission

   Made by: Commissioner Huazano.
   Seconded by Commissioner Navarrete.

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

   AYES: Alternate Commissioner Leal, Commissioner Figueroa, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.
   NOES: None.
   ABSTAIN: None.
   ABSENT: Commissioner Huazano.

WRITTEN COMMUNICATIONS:

Email attached sent by applicant for Item 2. Public Hearing Item.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

Commissioner Gonzalez joined the meeting at 6:15pm. Alternate Commissioner Leal stepped down from dias and replaced by Commissioner Gonzalez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

Presentation by Luis Lopez.

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.

   Public Hearing Opened at 6:28 pm by Chair Virgen.

   Written communication read out loud by Yesenia Becerril. John Powell in favor of this Item/project-see attached.

   Public Hearing Closed at 6:30pm by Chair Virgen.

Motion: To Approve Item 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.

Made by: Commissioner Navarrete

Seconded by: Chair Virgen

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

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

NOES: None.

ABSTAIN: None.
ABSENT: None.

INFORMATIONAL:

City of Coachella Planning Department staff changes.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 6:48pm.

Respectfully Submitted by:

Yesenia Becerril

Planning Commission Secretary

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.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Yesenia Becerril

From: John Powell Jr <johnp@peterrabbitfarms.com>
Sent: Wednesday, May 5, 2021 1:10 PM
To: Luis Lopez
Cc: Yesenia Becerril
Subject: RE: City of Coachella Planning Commission Meeting of May 5, 2021

Luis – In case I don't get on the call tonight, we do support this plan. I want you to know that in case anyone asks you. Please convey this support to the commissioners. Thank you.

John Powell, Jr.
President/CEO
Amazing Coachella, Inc.
Peter Rabbit Farms

http://www.peterrabbitfarms.com/

85810 Peter Rabbit Lane
Coachella, CA 92236
johnp@peterrabbitfarms.com
tel (760) 398-0151 x206
fax (760) 398-0972

From: Luis Lopez [mailto:llopez@coachella.org]
Sent: Apr 29, 2021 5:10 PM
To: John Powell Jr
Subject: FW: City of Coachella Planning Commission Meeting of May 5, 2021

Hi John,

I wanted to let you know the Planning Commission will be reviewing the change of zone next week. You can follow the link below to the full packet.

Luis Lopez, J.D. | Development Services Director
City of Coachella – Permit Center
53-990 Enterprise Way ◦ Coachella, CA 92236
Office: 760) 398-3102 ext. 118
Fax: (760) 398-5421
LLopez@coachella.org ◦ Website

City of Coachella
Art in Public Places Application Form

Purpose: The purpose of the Public Arts Commission shall be to act in an advisory capacity to the City Council on matters pertaining to the enrichment of the community through fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the City; to implement the City's Art in Public Places Program, and to encourage the integration of cultural affairs into the social and economic fabric of the City to improve the quality of life for City residents. Art in public places are intended to promote the general welfare of the public through the acquisition and installation of public art works (Municipal Code Chapter 4.48).

The completeness of this application, which includes accompanying plans, shall be subject to the review of the Planning Division and Development Services Department. If you have any questions while completing this application please ask a member of the Planning Division for assistance. Incomplete applications will not be accepted (or the process may be delayed).

Fees apply to:

1. New commercial and industrial construction
2. Remodeling or reconstruction of existing commercial or industrial property;
3. New residential development of two or more units built in the same tract by the same owner or developer;
4. New individual single-family dwelling units in an existing subdivision with a permit valuation over $100,000.

Fees are based on a percentage of the building cost:

1. One-half of one percent (.005) for new commercial or residential construction;
2. One-half of one percent (.005) for remodel or reconstruction of existing commercial or industrial property;
3. One quarter of one percent (.0025) for new residential subdivision of two or more units;
4. One quarter or one percent (.0025) for new individual single-family units constructed in an existing subdivision with a building permit over $100,000 for that portion of the building permit valuation in excess of $100,000.

Guidelines for approval and maintenance of art in public places shall include, but are not limited to, the following criteria:

A. Quality of the artwork;
B. Media. All visual art forms may be considered, subject to limitations set by the selection jury or the Planning Commission;
C. Style. Artworks of all schools, styles, and tastes should be considered for the city collection;
D. Environment. Artworks and art places should be appropriate in scale, material, form and content for the immediate, general, social and physical environments with which they relate;
E. Permanence. Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs;
F. Elements of Design. Consideration should take into account that public art, in addition to meeting aesthetic requirements, also may serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity;
G. Diversity. The public arts program should strive for diversity of style, scale, media, artists—including ethnicity and gender and equitable distribution of artworks and art places throughout the city;
H. Visibility. The art work shall be clearly visible and easily accessible to the public
I. Site Plan. The application shall include a site plan showing the location of the art work, complete with landscaping, lighting and other accessories to complement and protect the art work
J. Artist. The art work shall be designed and constructed by persons experienced in the production of such art work and recognized by critics and by his or her peers as one who produces works of art

PROJECT INFORMATION (PLEASE PRINT OR TYPE)

Project Business Name: Coachella Smoke Shop Art Mural

Square Footage of Proposed Development: 45' x 16' = 720 Square Feet

Property Address/Location: 85995 Grapefruit Blvd, Coachella, CA 92236

Assessor's Parcel Number(s): 778-100-013

Project Owner: Nick Meza Telephone No.: 760-541-9034

Owner Address: 85995 Grapefruit Blvd

City: Coachella State: CA Zip Code: 92236

E-mail Address: coachellabar@gmail.com

Architect: _____

Architect Address: _____

Telephone No.: _____ Fax No.: _____

Dev. Project Completion (Estimated): June 2021

AIPP Fee Amount: $10,000

Total Artwork Cost: $10,000

ARTIST/ARTWORK INFORMATION

Program Option (Please check one)

A. X Artwork on Site
B. _____ Donate Artwork to City of Coachella
C. _____ In Lieu Fee

Artwork Budget $10,000

Artwork Title: Mi Orgullo Art Mural

Artwork Site: Coachella Smoke Shop - 85995 Grapefruit Blvd

Artwork Material: Aerosol paint, brushes and acrylic paint

Artwork Dimension: 45' x 16'

Artist Name: Max Gramajo Telephone No.: 951-801-9408

Address: 160 W. Center Street Fax No.: _____

City: Anaheim State: CA Zip Code: 92805

E-mail Address: Maxx242@gmail.com

Estimated Artwork Completion Date: June 2021

PROJECT APPLICANT REPRESENTATIVE

Applicant/Representative Name: Pedro Salcido Nickname (if any): Pete

Company Name: Flat Black Art Supplies, Inc.

Address: 62758 N. Crescent Street E-mail Address: flatblackshop1@yahoo.com

City: Desert Hot Springs State: CA Zip Code: 92240

Telephone No.: 760-641-4655 Fax No.: _____

I certify under penalty of perjury that all the application information is true and correct:

Applicant's Signature: Pete Salcido Date: 4/15/21

Date/Time Received: _____ Received By: _____ Amount Received: _____

A.P.P # _____ Receipt No(s): _____

SUBMITAL REQUIREMENTS

The Submittal Requirements provides the basic information necessary for review by the Development Services Department (staff review by City Departments). The Development Services Department may determine that additional information is required before further processing can take place.

a. Complete and signed Art in Public Places Application Form
b. Copy of Fee Receipt for $_____
c. One overall concept drawing showing the work in plan, and;
d. One rendered presentation drawing (plan and elevation), and;
e. A site plan with building and grade elevation showing the placement of the proposed artwork, and;
f. An artist concept statement, and;
g. An artist resume or CV, and;
h. Examples of artist's previous work, and;
i. Evidence of the value of the proposed artwork (contract draft showing contract value and payment schedule will be sufficient).
j. Maintenance plan (including frequency and anticipated costs of maintenance and description of materials).

ARTWORK PROPOSAL AND SPECIFICATIONS

Describe the artwork, its location, materials, installation requirements, and maintenance needs as completely as possible. You may use additional paper to complete this section of the application.

1. Artwork Description

Traditional Mexican Style Artwork

2. Siting

3. Materials with Specifications

Spray paint, brushes, and acrylic paint

4. Fabrication and Installation Procedures

Spraying aerosol directly onto wall

5. Yearly Maintenance and Conservation

Maintenance will be provided upon request from the City of Coachella

Budget Total AIPP FEE $10,000

This worksheet is intended as a budgetary guideline to assist in developing accurate artwork cost projections. Once completed, this form should reflect all expenses associated with designing, fabricating, and installing the proposed artwork and should equal the public art fee. Differences in total expenses, which are less than the fee, will not be refunded at project completion.

Travel
Airfare: _____
Car Rental: _____
Per Diem@
$_____per day_____

Transportation
(Materials or finished artwork)

Insurance _____

Office/Studio _____
(Phone, fax, postage, etc.)

Installation Costs
Labor $8,000
Equipment Rental _____
Security _____
Permits _____
Other _____

Professional Fees
Architect _____
Landscape Architect _____
Engineer _____

Other Costs (List) Administrative/Logistical Services - $1,000
_____
_____

Fabrication Costs
Materials $1,000
Labor _____

Site Preparation
Landscaping _____
Electrical _____
Plumbing _____
Foundation _____
Other _____

Contingency 0

Subtotal $2,000

Artist Fee $8,000

Grand Total $10,000

WORK PLAN/ARTWORK PRODUCTION SCHEDULE (suggested)

Phase I Design Development
Date:

a. Conceptual design approval by Art in Public Places Commission and City Council
b. Start up meeting with client
c. Design Development

Phase II Design Completion and Commencement of Fabrication & Site Work
Date:

a. Structural approval (client)
b. Order materials
c. Begin fabrication

Phase III Studio Fabrication Completion
Date:

a. Break out fabrication points

Phase IV Installation Completion
Date:

a. Acquisition of all appropriate certificates and permits
b. Site preparation
c. Installation of artwork on site
d. Site clean up

Phase V Final Acceptance
Date:

a. Notification of Completion received by City staff
b. Final approval from Art in Public Places Commission and City Council (submit letter requesting approval)
c. Application of Certificate of Occupancy
d. Submittal of Project Completion Notification and request for return of funds

STAFF REPORT
5/19/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Martin, Economic Development Director

SUBJECT: Art in Public Places Program – Coachella Smoke Shop Art Mural Installation

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission award a sponsorship for the Coachella Smoke Shop Art Mural Installation in the amount of $10,000 from the City of Coachella's Art in Public Place Program.

BACKGROUND:

On January 1, 2011, the City Council approved Ordinance No. 1034 establishing an Art in Public Places Program and implementing a new development impact fee for certain new construction, remodeling and reconstruction of public art installations. The purpose of the Art in Public Places ordinance is to develop and maintain a visual arts program for the residents and visitors of Coachella, to add to the economic vitality of the community, and to enhance the environment and unique character of Coachella by providing for the acquisition and maintenance of quality works of public art.

DISCUSSION/ANALYSIS:

The Applicant, Mr. Pedro Salcido, from Flat Black Art, Inc. is requesting to install a new public art mural exhibition at the Coachella Smoke Shop building, located at 85995 Grapefruit Blvd in the City of Coachella. The art mural will be install by artist Maxx 242 (https://maxxer242.com/) from the City of Anaheim. Max Gramajo, better known as "Maxx242", is an artist that specializes in graphic illustration, design, typography, graffiti art. He is best known for his sharp precise line work and bold letter style. His ability to create bright sizable murals is remarkable. Maxx242 grew up skateboarding and painting graffiti, both of which influence his art today. This same group just recently installed the "Angel of the Desert" art mural located at 1515 Sixth Street in the Downtown Pueblo Viejo District. This particular mural represents the local community and its culture. It is an ode and pays respect to the Mexican American families that surround the surrounding area. The mariachi is a symbol of passion and being strong, while the woman being painted symbolizes compassion and nurturing.

Before

After

This sponsorship will diversify our existing public arts program and bring additional national/international recognition to our City, while supporting jobs, generating tax revenue and increasing tourism into the Eastern portion of the Coachella Valley. Due to its significant return on investment, Staff recommends the sponsorship amount of $10,000.

ALTERNATIVES:

1. Not approve the sponsorship for the Coachella Smoke Shop art mural installation.

2. Provide alternative direction

FISCAL IMPACT:

If the City Council approves the staff recommendation, the $10,000 will be withdrawn from the Special Revenue Funds (130) – Development Impact Fees for Public Art for the Fiscal Year 2020-2021.

ATTACHMENT(S):

1. Coachella Smoke Shop Art Mural – Art in Public Places Application
2. Coachella Smoke Shop Art Mural - Art Installation Presentation

COACHELLA PLANNING COMMISSION MEETING

May 19, 2021

Coachella Smoke Shop Art Mural

- Applicant – Pedro Salcido
- Artist – Maxx242: www.maxxer242.com
- Property Owner – Nick Meza
- Project Location – Coachella Smoke Shop – 85995 Grapefruit Blvd
- Art Description – The new art mural will be represent the Mexican/Latino culture that exist in the Eastern Coachella Valley and a reminder of our unified strength and the value our music, art and history has during these trying times.
- Request Amount - $10,000

Coachella Smoke Shop Art Mural

Coachella Smoke Shop Art Mural

Coachella Smoke Shop Art Mural

Coachella Smoke Shop Art Mural

Questions/Comments

Newly proposed art rendering for "Coachella Smoke Shop."

Drawing was resubmitted on 05.13.2021 to exclude business name and abide by public art regulations.

City of Coachella
Art in Public Places Application Form

Purpose: The purpose of the Public Arts Commission shall be to act in an advisory capacity to the City Council on matters pertaining to the enrichment of the community through fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the City; to implement the City's Art in Public Places Program, and to encourage the integration of cultural affairs into the social and economic fabric of the City to improve the quality of life for City residents. Art in public places are intended to promote the general welfare of the public through the acquisition and installation of public art works (Municipal Code Chapter 4.48).

The completeness of this application, which includes accompanying plans, shall be subject to the review of the Planning Division and Development Services Department. If you have any questions while completing this application please ask a member of the Planning Division for assistance. Incomplete applications will not be accepted (or the process may be delayed).

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4. New individual single-family dwelling units in an existing subdivision with a permit valuation over $100,000.

Fees are based on a percentage of the building cost:

1. One-half of one percent (.005) for new commercial or residential construction;
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D. Environment. Artworks and art places should be appropriate in scale, material, form and content for the immediate, general, social and physical environments with which they relate;
E. Permanence. Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs;
F. Elements of Design. Consideration should take into account that public art, in addition to meeting aesthetic requirements, also may serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity;
G. Diversity. The public arts program should strive for diversity of style, scale, media, artists—including ethnicity and gender and equitable distribution of artworks and art places throughout the city;
H. Visibility. The art work shall be clearly visible and easily accessible to the public
I. Site Plan. The application shall include a site plan showing the location of the art work, complete with landscaping, lighting and other accessories to complement and protect the art work
J. Artist. The art work shall be designed and constructed by persons experienced in the production of such art work and recognized by critics and by his or her peers as one who produces works of art

PROJECT INFORMATION (PLEASE PRINT OR TYPE)

Project Business Name: _____

Square Footage of Proposed Development: _____

Property Address/Location: _____

Assessor's Parcel Number(s): _____

Project Owner: _____ Telephone No.: _____

Owner Address: _____

City: _____ State: _____ Zip Code: _____

E-mail Address: _____

Architect: _____

Architect Address: _____

Telephone No.: _____ Fax No.: _____

Dev. Project Completion (Estimated): _____

AIPP Fee Amount: $_____

Total Artwork Cost: $_____

ARTIST/ARTWORK INFORMATION

Program Option (Please check one)

A. X_____ Artwork on Site
B. _____ Donate Artwork to City of Coachella
C. _____ In Lieu Fee

Artwork Budget $11,000

Artwork Title: Untitled (TBD)

Artwork Site: Dateland Park Public Restroom Bldg.

Artwork Material: Exterior acrylic polymers

Artwork Dimension: Dimensions variable

Artist Name: Aaron Hansen Telephone No.: 442-300-2238

Address: 1536 7th Street Fax No.: _____

City: Coachella State: CA Zip Code: 92236

E-mail Address: ddlm@raicesdelvalle.org

Estimated Artwork Completion Date: June 2021

PROJECT APPLICANT REPRESENTATIVE

Applicant/Representative
Name: Marnie L. Navarro Nickname (if any):_____

Company Name: Raices Cultura

Address: PO Box 714 E-mail Address: marnie.navarro@raicesdelvalle.org

City: Coachella State: CA Zip Code: 92236

Telephone No.: 442-300-2238 Fax No.: N/A

I certify under penalty of perjury that all the application information is true and correct:

Applicant's Signature: Date: 2021.04.27 02:56:45 -07'00' Date: 04/26/2021

Date/Time Received: _____ Received By: _____ Amount Received: _____

A.P.P # _____ Receipt No(s): _____

SUBMITAL REQUIREMENTS

The Submittal Requirements provides the basic information necessary for review by the Development Services Department (staff review by City Departments). The Development Services Department may determine that additional information is required before further processing can take place.

a. Complete and signed Art in Public Places Application Form
b. Copy of Fee Receipt for $_____
c. One overall concept drawing showing the work in plan, and;
d. One rendered presentation drawing (plan and elevation), and;
e. A site plan with building and grade elevation showing the placement of the proposed artwork, and;
f. An artist concept statement, and;
g. An artist resume or CV, and;
h. Examples of artist's previous work, and;
i. Evidence of the value of the proposed artwork (contract draft showing contract value and payment schedule will be sufficient).
j. Maintenance plan (including frequency and anticipated costs of maintenance and description of materials).

ARTWORK PROPOSAL AND SPECIFICATIONS

Describe the artwork, its location, materials, installation requirements, and maintenance needs as completely as possible. You may use additional paper to complete this section of the application.

1. Artwork Description

Please see additional submission for artwork description.

2. Siting

Public restroom building at Dateland Park, all plaster-finished exterior walls.

3. Materials with Specifications

Exterior acrylic polymers - Nova color foreground + varnish; Dunn Edwards base

4. Fabrication and Installation Procedures

The artist will hand-paint directly onto all plaster-finished walls of the building.

5. Yearly Maintenance and Conservation

Application of anti-graffiti sealant and any lighting maintenance - in-kind via City

Budget Total AIPP FEE $11,000

This worksheet is intended as a budgetary guideline to assist in developing accurate artwork cost projections. Once completed, this form should reflect all expenses associated with designing, fabricating, and installing the proposed artwork and should equal the public art fee. Differences in total expenses, which are less than the fee, will not be refunded at project completion.

Travel
Airfare: 0
Car Rental: 0
Per Diem@
$0 per day 0

Transportation
(Materials or finished artwork)

Costs all-inclusive in fabrication line

Insurance 0

Office/Studio 0
(Phone, fax, postage, etc.)

Installation Costs
Labor N/A
Equipment Rental N/A
Security N/A
Permits N/A
Other N/A

Professional Fees
Architect N/A
Landscape Architect N/A
Engineer N/A

Other Costs (List) Admin Fee Raices Cultura $1,000

Fabrication Costs
Materials $1500
Labor $3500

Site Preparation
Landscaping N/A
Electrical N/A
Plumbing N/A
Foundation N/A
Other N/A

Contingency

Subtotal

Artist Fee $5,000

Grand Total

WORK PLAN/ARTWORK PRODUCTION SCHEDULE (suggested)

Phase I Design Development
Date:

a. Conceptual design approval by Art in Public Places Commission and City Council
b. Start up meeting with client
c. Design Development

Phase II Design Completion and Commencement of Fabrication & Site Work
Date:

a. Structural approval (client)
b. Order materials
c. Begin fabrication

Phase III Studio Fabrication Completion
Date:

a. Break out fabrication points

Phase IV Installation Completion
Date:

a. Acquisition of all appropriate certificates and permits
b. Site preparation
c. Installation of artwork on site
d. Site clean up

Phase V Final Acceptance
Date:

a. Notification of Completion received by City staff
b. Final approval from Art in Public Places Commission and City Council (submit letter requesting approval)
c. Application of Certificate of Occupancy
d. Submittal of Project Completion Notification and request for return of funds

Aaron Hansen Mural Proposal - City of Coachella

Summary

This proposal is submitted by Raices Cultura on behalf of local artist Aaron Hansen. Mr. Hansen has designed a mural for the public restroom building at Dateland Park. The sample renderings of the proposed mural follow below.

Artwork Description

The mural is designed for 3 sides of the building and is composed of brightly painted images detailing a cosmic fantasy landscape. Mr. Hansen's design influence for this artwork are based on Dreams, Oneness, Interconnectedness, Peace, Wisdom, Nature, Utopia, Fantasy, Dessert, Universal Love, and Beauty. The visual aesthetic is a balance of smooth crisp gradients for the backdrop and photo-realism detail work in the foreground. The front wall has a Starburst Sun motif pulsing out in all directions in the center. The key colors for this front wall are Magenta and Cyan on the side walls with Yellow on the middle wall so that it creates a prism effect from afar. The 6-sided shape represents radiating energy and complements the shape of the roof line. The layered richness of this mural will provide many visual elements for interaction by the public. The design includes constellations of all the zodiac signs to serve as personal identifiers providing not only a fun all-inclusive photo opportunity but also represents individuality while showing our interconnectedness universally. The animals on the side walls are an owl which represents a sense of cosmic wisdom and a flamingo which represents beauty and fantasy. The raindrops are to signify the subtle flow of life and its never-ending giving, regenerative, and bountiful nature. The artist believes that good art appeals to him like a delicious fruit or dessert and that's why all the elements - the clouds, flowers, crystals, cacti - and color palette give that sense of it being a hard candy, cotton candy, or dessert.

Sample Renderings

Front View - Sunburst shape with natural crystal formations on the left and cacti on the right

Right Side View - Flamingo and Bird of Paradise design elements in complementary color scheme

Left Side View - Large Barn Owl with crystal mountain formation landscape and additional constellations

Aaron Hansen

Aaron Hansen is a visual artist that has led or assisted on well over 200 public, private, and commercial projects. Hansen started creating art as a youth and has now created art professionally for over 15 years. His art focuses on interstellar matter, the human experience, and the interplay between Earth and Celestial life.

He comes from a family of artisans originating in Guanajuato Mexico and is a first-generation American. Murals and signpainting has been a family business for generations. Beginning primarily a studio artist focused on commissioned work and gallery exhibitions, Hansen soon realized the impact that Public Art can have on a community and began to create site-specfic murals. As a young adult, he started a California Board of Education-recognized Mural Program with Palm Springs Unified School District working with at-risk students and has created over 100 murals to date. Aaron Hansen also led a grassroots initiative "Inspire the 10" project in which he raised capital with other artists through art sales to fund painting murals nationwide along Interstate 10 from California to Florida.

He plans to complete more Public Art with work that can remind er viewers of our interconnectedness and oneness.

Selected Work Samples

STAFF REPORT
5/19/2021

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Martin, Economic Development Director

SUBJECT: Art in Public Places Program – Dateland Park Art Mural Installation

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STAFF RECOMMENDATION:

Staff recommends that the Planning Commission award a sponsorship for the Dateland Park Art Mural Installation in the amount of $1,000 from the City of Coachella's Art in Public Place Program and allow the mural to be installed at the restroom building at Dateland Park.

BACKGROUND:

On January 1, 2011, the City Council approved Ordinance No. 1034 establishing an Art in Public Places Program and implementing a new development impact fee for certain new construction, remodeling and reconstruction of public art installations. The purpose of the Art in Public Places ordinance is to develop and maintain a visual arts program for the residents and visitors of Coachella, to add to the economic vitality of the community, and to enhance the environment and unique character of Coachella by providing for the acquisition and maintenance of quality works of public art.

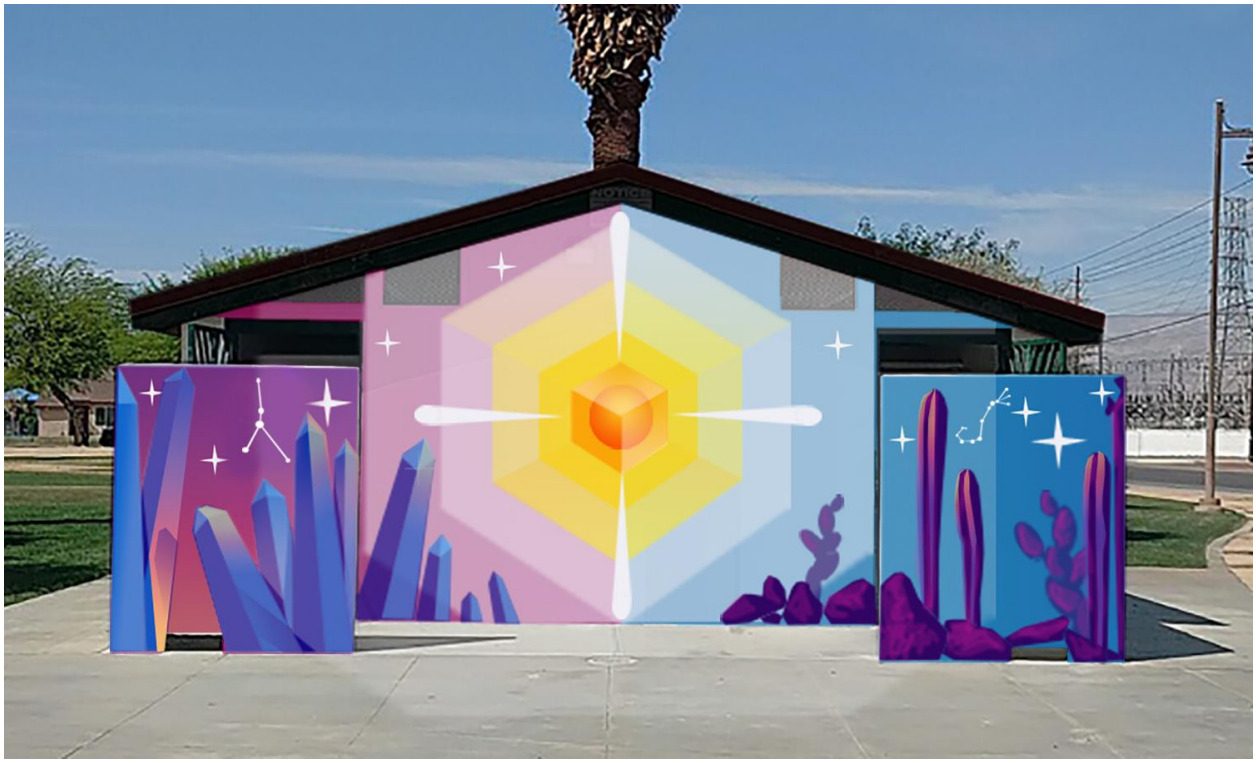
Ms. Mary Pohla, local art philanthropist, donated $10,000 for this specific project in order to install a public art mural installation at Dateland Park. These funds were provided last year for this project; however, due to the COVID-19 pandemic this project was delayed. The overall budget for this project is $11,000 with $10,000 coming from the above private donation and $1,000 from the Art in Public Places program.

DISCUSSION/ANALYSIS:

This proposal is submitted by Raices Cultura, local non-profit organization, on behalf of local artist Aaron Hansen. Mr. Hansen has designed a mural for the public restroom building at Dateland Park. The Artist, Aaron Hansen, is a visual artist that has led or assisted on well over 200 public, private, and commercial projects. Hansen started creating art as a youth and has now created art professionally for over 15 years. His art focuses on interstellar matter, the human experience, and the interplay between Earth and Celestial life.

Artwork Description -

The mural is designed for 3 sides of the building and is composed of brightly painted images detailing a cosmic fantasy landscape. Mr. Hansen's design influence for this artwork are based on Dreams, Oneness, Interconnectedness, Peace, Wisdom, Nature, Utopia, Fantasy, Dessert, Universal Love, and Beauty. The visual aesthetic is a balance of smooth crisp gradients for the backdrop and photo-realism detail work in the foreground. The front wall has a Starburst Sun motif pulsing out in all directions in the center. The key colors for this front wall are Magenta and Cyan on the side walls with Yellow on the middle wall so that it creates a prism effect from afar. The 6-sided shape represents radiating energy and complements the shape of the roof line. The layered richness of this mural will provide many visual elements for interaction by the public. The design includes constellations of all the zodiac signs to serve as personal identifiers providing not only a fun all-inclusive photo opportunity but also represents individuality while showing our interconnectedness universally. The animals on the side walls are an owl which represents a sense of cosmic wisdom and a flamingo which represents beauty and fantasy. The raindrops are to signify the subtle flow of life and its never-ending giving, regenerative, and bountiful nature. The artist believes that good art appeals to him like a delicious fruit or dessert and that's why all the elements - the clouds, flowers, crystals, cacti - and color palette give that sense of it being a hard candy, cotton candy, or dessert.



This sponsorship will diversify our existing public arts program and bring additional national/international recognition to our City, while supporting jobs, generating tax revenue and

increasing tourism into the Eastern portion of the Coachella Valley. Due to its significant return on investment, Staff recommends the sponsorship amount of $1,000.

ALTERNATIVES:

1. Not approve the sponsorship for the Dateland Park art mural installation.

2. Provide alternative direction

FISCAL IMPACT:

If the City Council approves the staff recommendation, the $1,000 will be withdrawn from the Special Revenue Funds (130) – Development Impact Fees for Public Art for the Fiscal Year 2020-2021.

ATTACHMENT(S):

1. Dateland Park Art Mural – Project Proposal and Artist Biography

2. Dateland Park Art Mural – Art in Public Places Application

3. Dateland Park Art Mural - Art Installation Presentation

STAFF REPORT
5/19/2021

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Pulte Coachella Subdivision Project

SPECIFICS:

- Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).

- Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached resolutions recommending to the City Council approval of Tentative Tract Map (TTM 38084), approval of Variance (VAR 21-04) and approval of Architectural Review (AR 21-03) for the Pulte Coachella Subdivision Project.

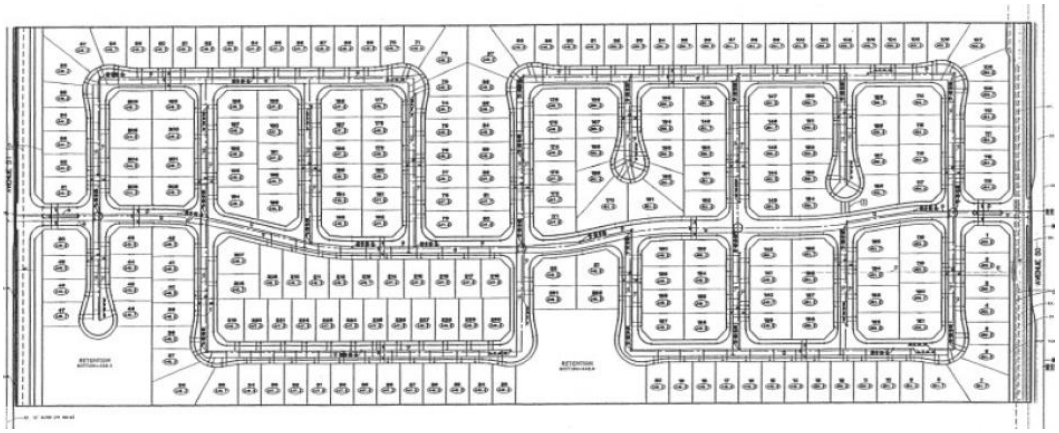
BACKGROUND:

In 2004, the subject site was originally approved as the second phase of Tentative Tract Map No. 32075 (TTM 32075 known as the "Prado" gated community) in 2005. The second phase of TTM 32075 expired in 2014, and at that time the Prado Homeowners Association ("Prado HOA") requested the owner to pursue the following modifications to the project:

1) Consider gating off the second phase of the project to reduce the amount of traffic entering and exiting from Avenue 50.

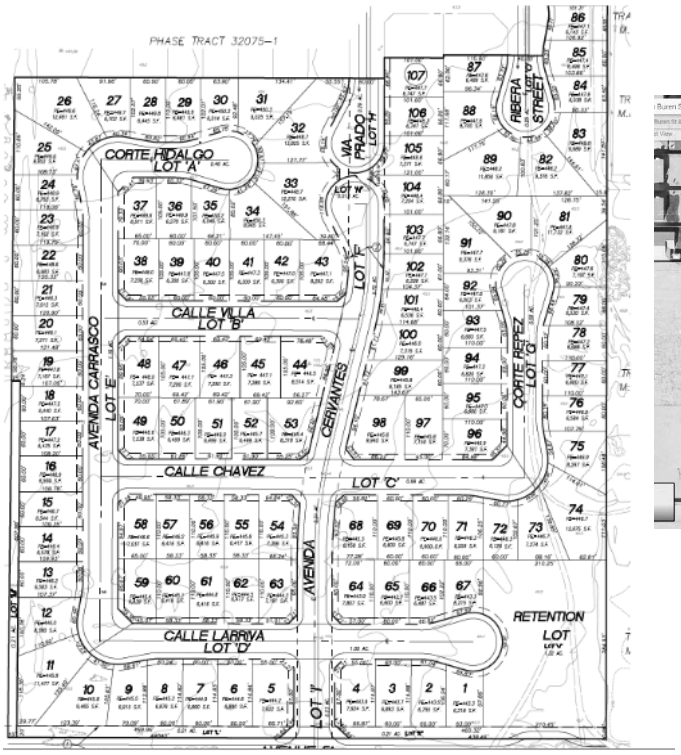
2) Incorporate added open space amenities to the existing Prado gated community.

3) Complete the installation of street lights along Via Prado as originally approved for the gated community. Below is the original Prado phase 1 and 2 concept:

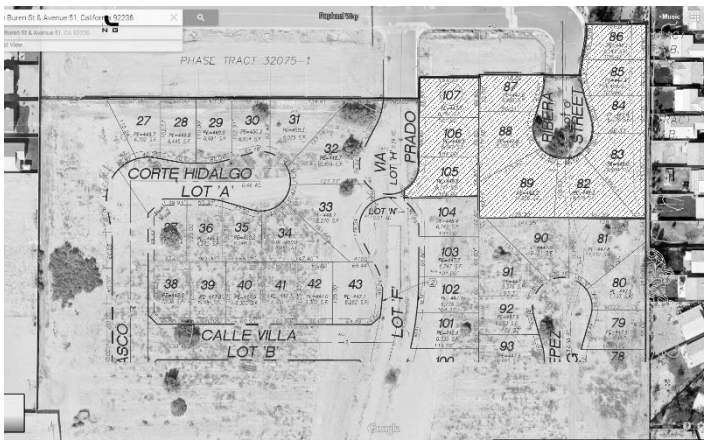


Based on the HOA's directives to the prior owner, the subject site was re-designed as a "public street" subdivision, known as Tentative Tract Map No. 36555 ("La Obra") as shown below:

TTM 36555 Street configuration

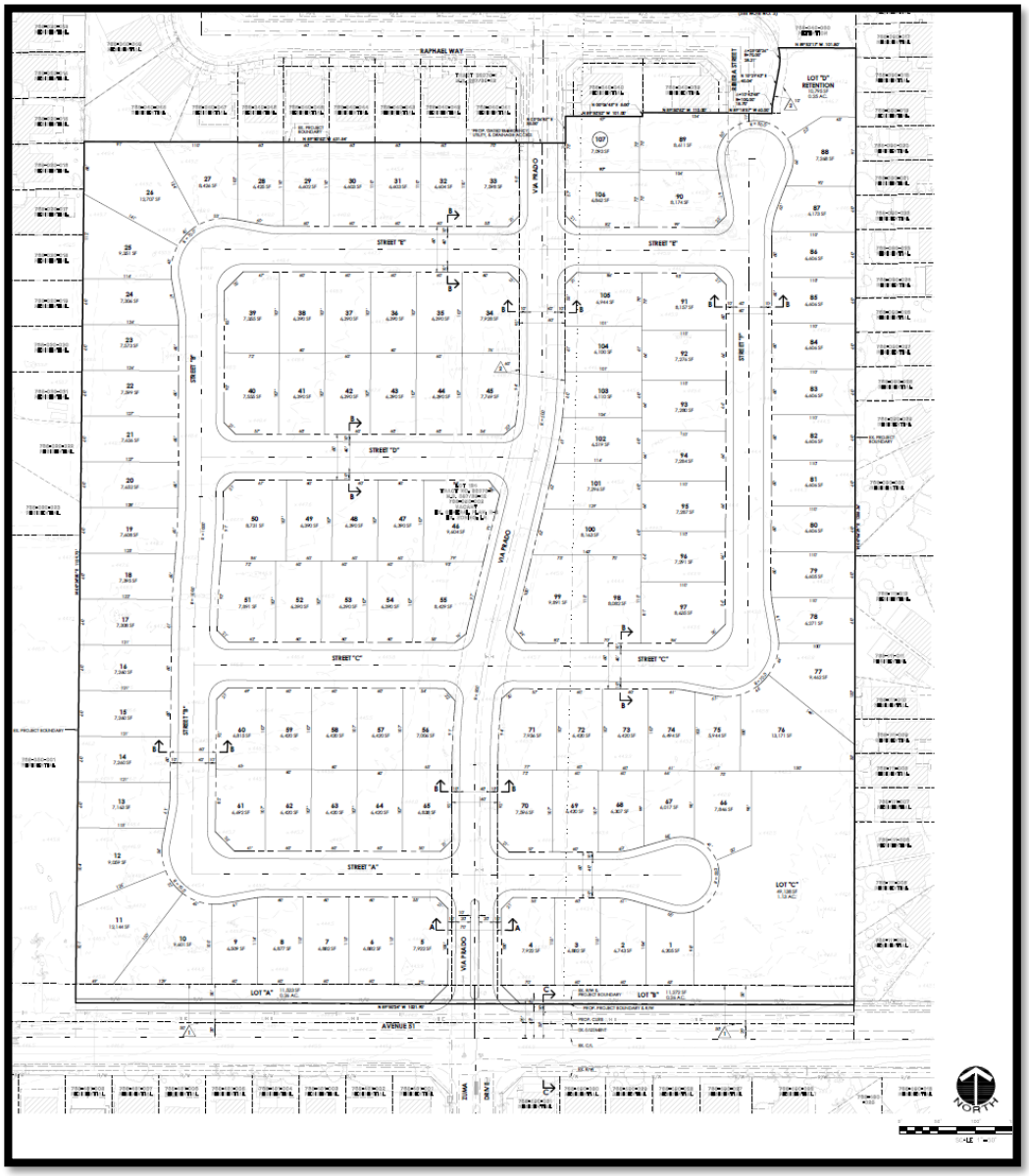


11 New Lots within gated community



As shown in the exhibit above, the "La Obra" project proposed two new cul-de-sacs and 11 new homesites within the existing "Prado" community at Via Prado and Rivera Street. However, this prior design is no longer feasible for the Prado HOA and the current landowner, as explained below.

The "La Obra" subdivision expired in 2020 and the prior vacant land inside the Prado community were sold to D.R. Horton and built to completion. Currently, the Prado HOA has indicated that they do not wish to acquire new lots into their community, and the City is unable to impose this requirement on the new owners, As such, Pulte Homes Company, LLC has re-designed the subdivision to have no impact upon the "Prado" gated community, as shown below.



All interior streets are proposed to have standard 6-inch curbs with parking allowed on both sides of the street. A 1.13-acre retention basin is proposed in the southeastern corner of the project site that will be landscaped with a perimeter ADA path to provide exercise stations as an amenity for the residents. There will be no improved parkland within the community as this neighborhood is within close walking distance to a large community park (Bagdouma Park). Therefore, the future home builder will pay the City's full Parks Dedication and Parks Improvement development impact fees.

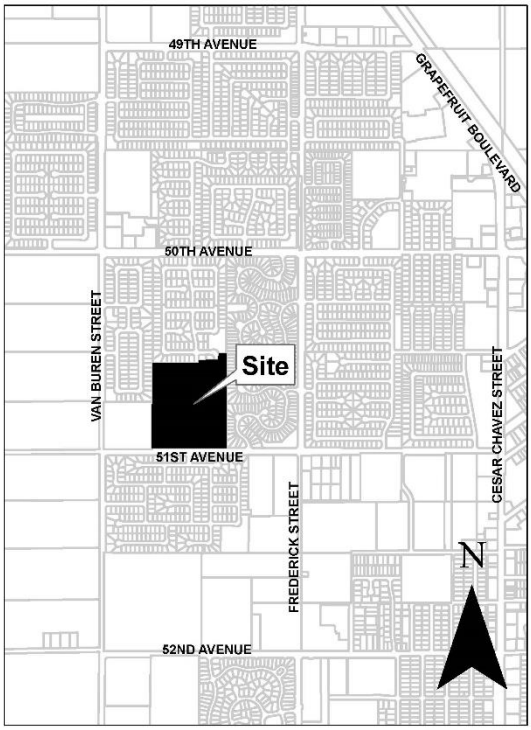
The lot sizes will range in size from 6,014 square feet to 13,825 square feet in size. The minimum standard for lot sizes in the R-S zone is 7,200 square feet and a 60-foot width for corner lots. Therefore, the applicant has submitted a request for Variance (Variance 21-04) to allow lots less than 7,200 square feet, as discussed further in this report.

PROJECT LOCATION AND ENVIRONMENTAL SETTING:

The project is located north of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002, 008). The project site is a vacant property that is surrounded by developed single family residential neighborhoods, and a ranch property. Specifically, the surrounding uses are as follows:

North:	*Single Family Residential (Prado Gated Community)*
South:	*Single Family Residential*
East:	*Single Family Residential*
West:	*Rural/ Ranch Property*

The site is vacant and was previously rough graded and improved with a sewer mainline along Via Prado extension as part of the "Prado" phase 2 development which was to have a gated entrance on Avenue 51, connecting internally to Via Prado and Avenue 50. Currently the north half-street portion of Avenue 51 is lacking the required road-widening street dedication for future improvements.



Vicinity Map

Avenue 51 Improvements and Parkway Design:

The half-street improvements for Avenue 51 are shown as a 45-foot half street with 35 feet of pavement and 10 feet of parkway. The City's General Plan 2035 calls for a 90-foot "Collector with Bicycle Facility" including 30 feet of pavement with bike lanes, and 10 feet of parkway. There are painted medians identified for Avenue 51. The applicant proposes an enhanced parkway area of 25 feet along Avenue 51, which would create a perimeter landscape area with a meandering sidewalk with a total landscaped setback of 35 feet from curb face to the perimeter wall. A bus

turnout area was required along Avenue 51 for the original Tentative Map 32075. However, the Sunline Transit Agency has not required this transit improvement for the project at this time. There is already a bus turnout at the northwest corner of Avenue 51 and Frederick Street that can serve this future community.

Drainage:

Since the proposed subdivision is a public-street subdivision, all the common area landscaping and retention basins would be maintained through the City's Landscape and Lighting Maintenance District.

The proposed subdivision will drain from northwest to southeast into the main retention basin area at the southeast corner of the project site. Similarly, in the northeast portion of the site, the lots will drain into a secondary retention basin in the northeast corner, abutting the Prado community.

Landscaping/Fencing:

The applicant has submitted conceptual plans showing the placement of 24-inch box and 36-inch box shade trees and accent trees around the retention basin, in the neighborhood streets, and along the Avenue 51 perimeter. California fan palms are proposed at the main entry, creating a formal entry feature at Avenue 51 frontage with a landscaped median. A variety of species trees are proposed in the retention basins including Sweet Acacia, Mulga, and Palo Verde trees. Although, no street trees are shown along the Avenue 51 frontage, staff is conditioning the project to use a minimum of one 24 – inch box species tree for every 50 feet along the street frontage of Avenue 51.

Staff has had detailed discussions with the adjoining Prado Community HOA regarding the emergency access gate along Via Prado and the terminus of Ribera Street. There are existing sewer lines and the need to maintain an emergency access gate at Via Prado is not a negotiable item. Therefore, a decorative wrought iron gate will be installed at Via Prado (to substantially match the Prado gate at Avenue 50) to be installed. Additionally, the HOA specifically requested a solid masonry wall at Ribera Street which will be left as a "stub" street within the Prado community. This presents some challenges because there are existing utilities in this location. However, there is an ability to abandon the dry utilities here, and the City controls the wet utilities (water and sewer) and has agreed to enter into an encroachment permit to allow a solid masonry wall to be installed in this location. An exhibit of the common-area landscaping is attached to this staff report.

Non-gated communities require maintenance of common-area lots via the City's Landscape and Lighting district. Accordingly, this project will be required to form a new LLMD for the common area maintenance assessments for maintenance of common area landscaped lots, emergency access gates and perimeter wall at Ribera Street and related common-area improvements.

CONSISTENCY WITH GENERAL PLAN:

The subject site is currently in a "Low Density Residential" land use category of the General Plan, which allows a density of 0-6 dwelling units per acre. The proposed subdivision is proposed to have a density of approximately four dwelling units per acre which is consistent with the current General Plan designation. However, the City's draft General Plan 2035 document calls for this property to have a "General Neighborhood" designation of 12 dwelling units per acre average, with a predominance of detached single family residences. While the project will not achieve the desired average density, the project will be providing a lot size that is smaller than the current zoning district regulations, and as such staff is supporting the requested variance application to allow lot sizes less than 7,200 square feet, and corner lots less than 70 feet in width.

CONSISTENCY WITH ZONING CODE:

The subject zoning on the property is RS (Single Family Residential) which requires a minimum lot size of 7,200 square feet and minimum lot width of 60 feet for interior lots, 70 feet for corner lots, and 40 feet for knuckle or cul-de-sac lots. The project will provide lot sizes ranging in size from 6,014 to 13,825 square feet, and corner lot widths of 65 to 100 feet in dimension. This configuration of lot sizes is similar to the original Prado community to the north and the existing Aventine community to the south. There are no irregularly-shaped lots proposed and all other development standards of the RS zone can be complied with when future homes are built on the project site.

TENTATIVE TRACT MAP NO. 38084:

Section 66474 *et seq.* of the Subdivision Map Act describes the grounds under which a City may approve or deny a tentative map. Section 16.12.100 of the Coachella Municipal Code includes the findings of the Subdivision Map Act that are required for granting approval of a tentative map. Staff has included findings and conditions for a recommendation of approval to City Council on the tentative map. As outlined in this staff repot, the proposed subdivision and attendant variance request have complied with City's minimum policy directives under the General Plan and current zoning regulations. All public street subdivisions are maintained by the City's Landscape and Lighting Maintenance District. Based on the above discussion, staff has drafted the recommended findings and conditions for approval of the subdivisoin, as explained below.

VARIANCE NO. 21-04:

The applicant is seeking a variance to the minimum lot size established in the RS zone district. Section 17.16.030 (Residential – Single-Family Zone - Property Development Standards) § B-1 (Lot Area Requirements – Interior Lots) of the Coachella Municipal Code requires that the minimum lot size shall be no less than 7,200 square feet for interior lots, and that all lots average at least 7,000 square feet. The applicant is proposing lots that range in size from approximately 6,014 square feet to 13,825 square feet, and an average lot size of approximately 7,500 square feet.

In accordance with Chapter 17.76.020(B – Findings), in order to grant a variance to the above code section(s), the Planning Commission must make five findings as listed below. Each finding granting a variance shall be supported by written findings of fact showing specifically how the determination is substantiated by evidence.

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

- *That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter.*

- *That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity.*

- *That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.*

- *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located*

- *That the granting of the variance will not adversely affect any element of the general plan.*

Staff finds that the subject site has unique circumstances associated with the adjoining gated community that was originally supposed to be extended to Avenue 51. This has resulted in the need to modify street configurations and utility service designs that make the project infeasible without a reduced lot area pattern. At the time that the approvals for the prior subdivision map, known as Tentative Tract Map No. 36555, there was a lot boundary discrepancy to be deeded to the westerly neighbor and measuring 16 foot x 620 foot (9,148 square feet) on the southwest

corner of the proposed development. In order to keep the design similar to that of the prior proposed project with 107 lots, without having to re-write the environmental assessment for the prior-approved project, the variance to the lot size standard is needed in order to not reduce the allowable number of lots on this subdivision.

The General Plan 2035 document allows for nearby properties within the same existing zone designation and vicinity to develop at a higher density, including developments with lots of 6,000 square foot minimums for single-family homes. Further, the development directly east of the proposed project is a PUD with lots that are 6,000 and an average lot size of less than 7,000 square feet. As such, there are adjacent developments with same-size or smaller lots, and the design of the development will have a layout of not having through streets that will act as a by-pass for the major intersections, thus slowing and mitigating fast moving traffic through the development. Accordingly, staff has prepared findings for recommending approval of the Variance request, to the City Council.

ARCHITECTURAL REVIEW NO. 21-03:

The applicant has submitted architectural exhibits for three model production plans that are currently being built in the Valencia Community, located at the southeast corner of Avenue 50 and Van Buren Street. The proposed architectural review proposes three production homes including:

Model 1 - One-Story (3-Bedroom, 2-Bath) residence with 1,959 sq. ft .of floor area;
Model 2 - Two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 sq. ft. of floor area
Model 3 - Two-story (5-Bedroom, 3-Bath) residence with 2,825 sq. ft. of floor area.

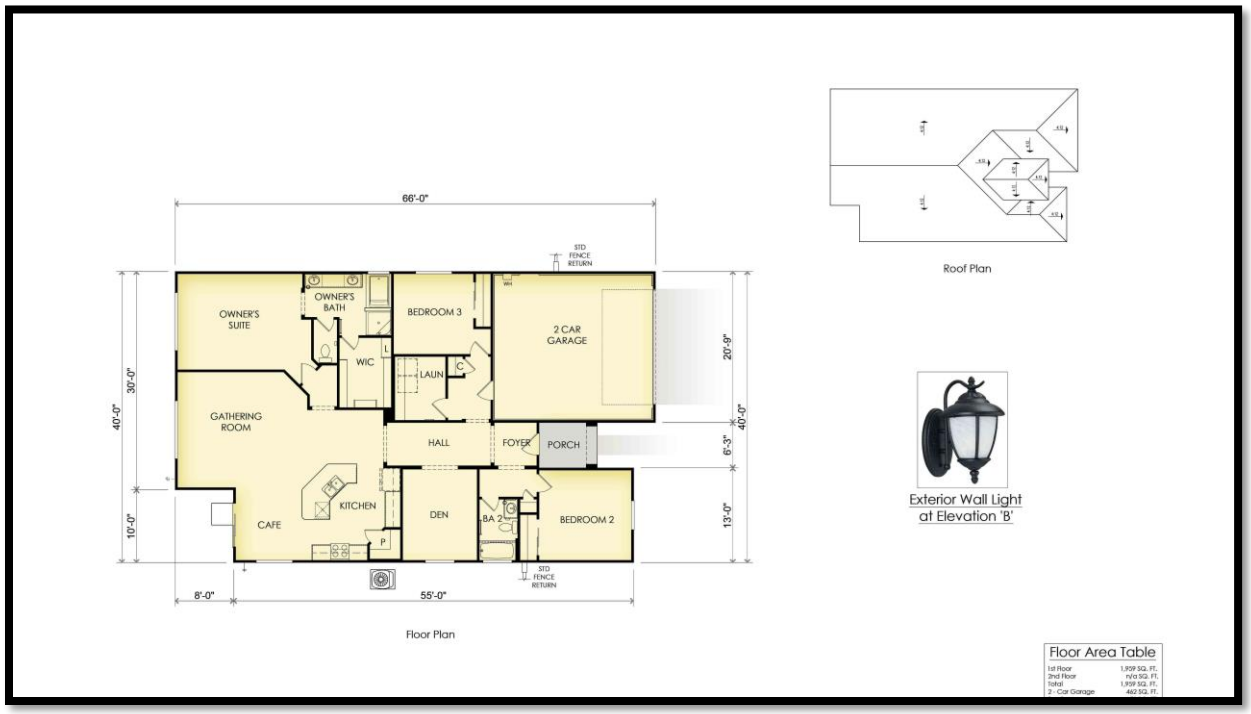
All homes will have an attached two-car garage, and there will be a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models' exterior finishes and roof tile.

The architectural theming is shown in the exhibits below:

Plan 1 - Spanish Elevation

Plan 1 - Craftsman Elevation

Plan 1 - Prairie Elevation

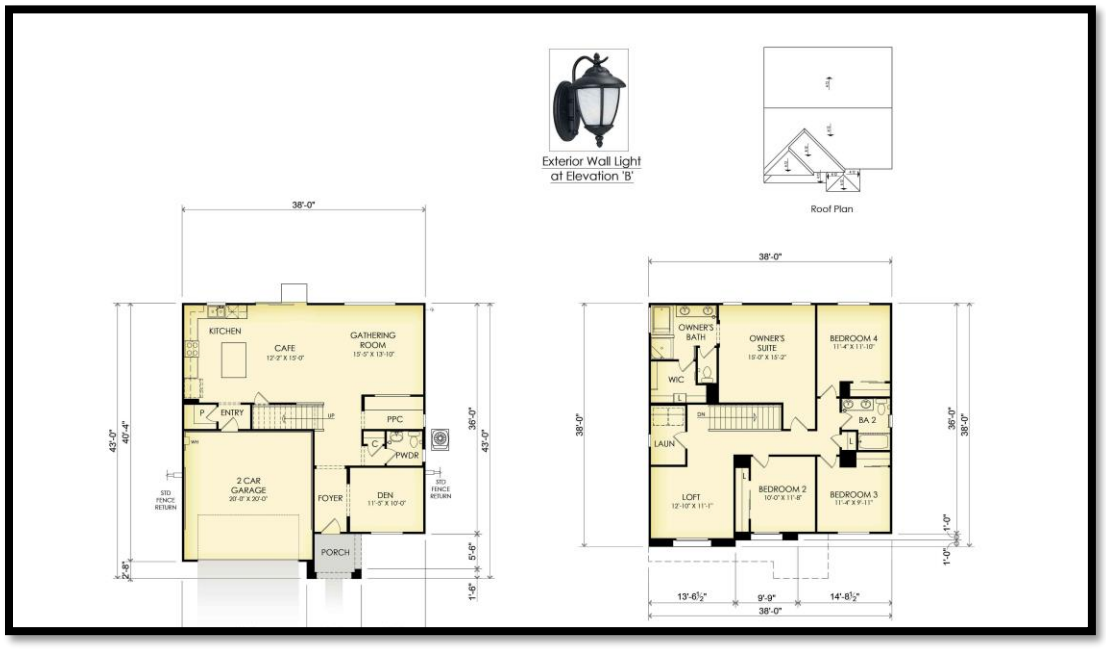


Plan 1 – Floor Plan

Plan 2 - Spanish Elevation

Plan 2 - Prairie Elevation

Plan 2 - Craftsman Elevation

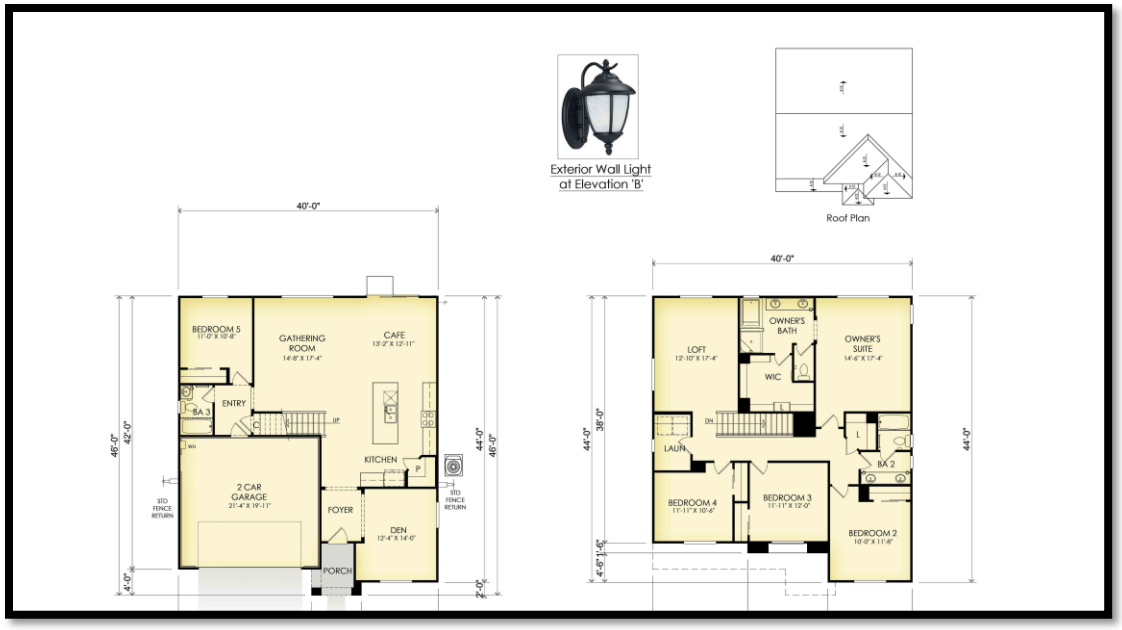


Plan 2 – Floor Plan

Plan 3 - Spanish Elevation

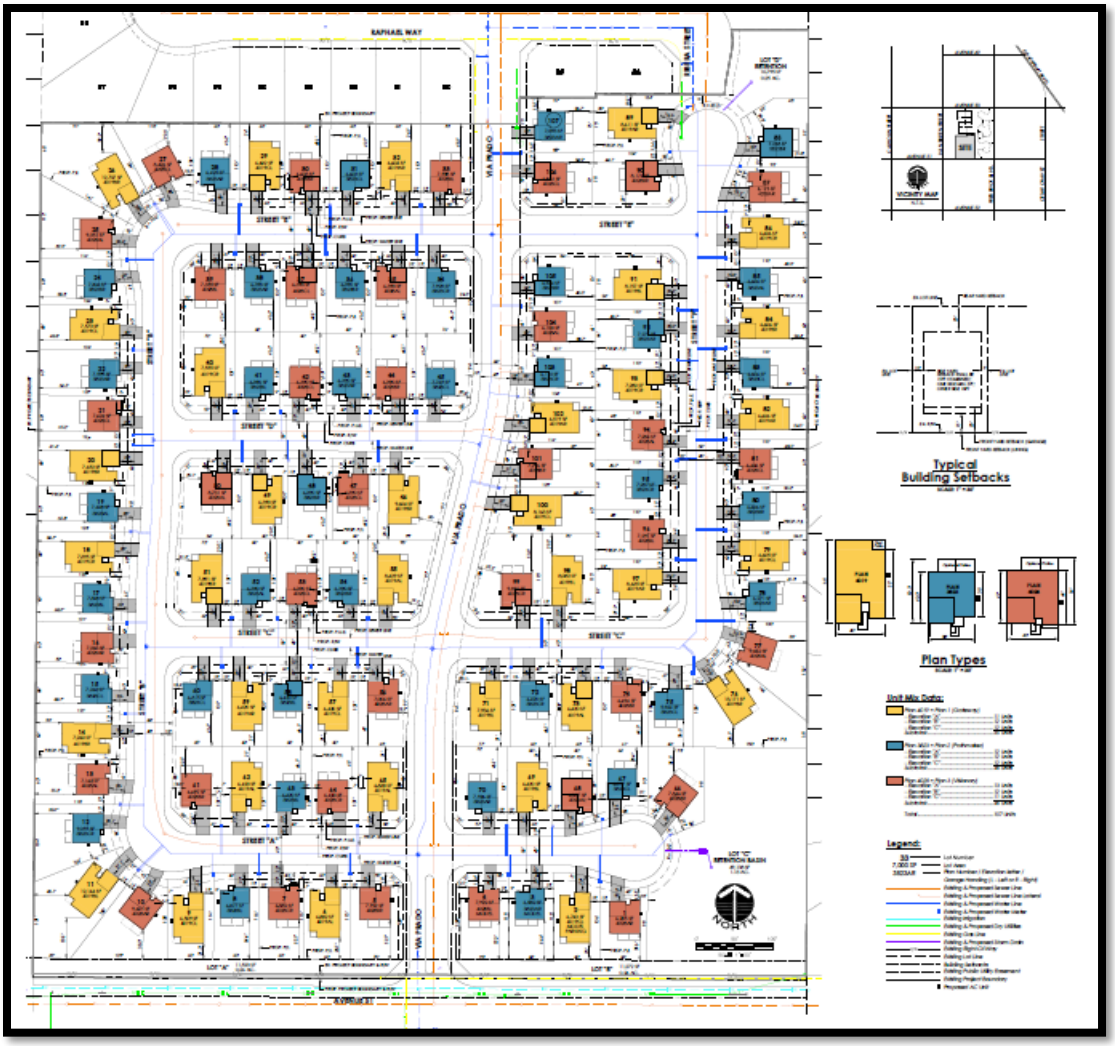
Plan 3 - Craftsman Elevation

Plan 3 - Prairie Elevation



Plan 3 – Floor Plan

The proposed materials sample boards showing the various color palettes for the roof tile and exterior field colors, and trim/door colors are attached to this staff report. Additionally, the preliminary plotting plan for the overall community is shown below:



Staff has previously approved the three architectural elevation types proposed herein in the immediate vicinity of the site, at the Valencia community which is currently being developed. As such, staff is recommending approval of the proposed architectural review exhibits for this project. Accordingly, staff has prepared findings and conditions of approval for the approval of the request for Architectural Review No. 21-03.

CEQA ADDENDUM TO MITIGATED NEGATIVE DECLARATION (EIS 04-05):

On June 9, 2004 the City Council adopted a Mitigated Negative Declaration pursuant to the guidelines of the California Environmental Quality Act (CEQA) for the Prado project, as part of Tentative Tract Map 32075 and Environmental Initial Study (EIS) 04-05. The proposed project is a re-designed version of Tentative Tract Map 32075 with a modified circulation plan, and would not increase the total number of residential lots previously proposed on the site. All prior

mitigation measures for EIS 04-05 have been made a part of the proposed project. As such, no additional environmental review is required.

The Planning Commission must find adequacy in the previous environmental documents (attached), and recommend to the City Council approval of the project based on the prior-adoption Mitigated Negative Declaration, including all mitigation measures listed in the attached Resolution approving the tentative map.

RECOMMENDATIONS:

Staff recommends that the Planning Commission take the following actions.

1) Consider the environmental documents contained as part of Addendum to Mitigated Negative Declaration for Environmental Initial Study (EIS 04-05) and recommend to the City Council a finding of consistency with prior approved Mitigated Negative Declaration and Mitigation Measures.
2) Recommend to the City Council approval of Variance No. 21-04 and Tentative Tract Map No. 38084 with the findings and conditions listed in the attached Resolution No. PC2021-05.
3) Recommend to the City Council approval of Architectural Review No. 21-03 with the findings and conditions listed in the attached Resolution No. PC2021-06.

Attached Exhibits: Resolution No. PC 2021-05
Resolution No. PC 2021-06
Tentative Tract Map No. 38084 Exhibit
Common Area Landscape Plans
Addendum to Mitigated Negative Declaration (EIS #04-05)
Architectural Exhibits
Material Sample/Color Palette Board
Correspondence

RESOLUTION NO. PC2021-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA ACKNOWLEDGING AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION PURSUANT TO CEQA GUIDELINES (ADDENDUM TO EIS 04-05) AND APPROVAL OF TENTATIVE TRACT MAP NO. 38084 AND VARIANCE NO. 21-04 TO ALLOW THE SUBDIVISION OF 26.81 ACRES OF VACANT LAND INTO 107 SINGLE-FAMILY RESIDENTIAL LOTS (HAVING LESS THAN THE MINIMUM 7,200 SQUARE FEET OF LAND AREA RANGING IN SIZE FROM 6,017 SQUARE FEET TO 13,171 SQUARE FEET, WITH AN AVERAGE LOT SIZE OF APPROXIMATELY 7,500 square FEET, WITH PUBLIC STREETS AND COMMON-AREA LOTS, ON 26.81 ACRES OF VACANT LAND LOCATED ON THE NORTH SIDE OF AVENUE 51 BETWEEN VAN BUREN STREET AND CHIAPAS DRIVE (APN #768-050-002). PULTE HOMES COMPANY, LLC (APPLICANT).

WHEREAS, Pulte Homes Company, LLC ("Applicant") filed an application for Tentative Tract Map No. 38084 and Variance No. 21-04 and related entitlements for Architectural Review No. 21-03 to allow the subdivision and development of 26.81 acres of vacant land into a residential community with 107 new homes, on the north side of Avenue 51 between Van Buren Street and Chiapas Drive; (Riverside County Assessor Parcel Numbers 768-050-002) (the "Project") and,

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

WHEREAS, on May 19, 2021, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Architectural Review Tentative Tract Map as presented by the applicant, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, at the Planning Commission Public Hearing of May 19, 2021 the applicant and the general public were given an opportunity to testify regarding Architectural Review No. 21-03 Tentative Tract Map No. 38084 subject to the staff recommendations and the modified conditions as presented by staff and listed below; and,

WHEREAS, the Planning Commission finds adequacy in the environmental review documents inclusive of Environmental Assessment (EIS 04-05) and the Addendum to Mitigated Negative Declaration on file with the office of the City's Planning Director; and,

WHEREAS, the Planning Commission of the City of Coachella finds that Tentative Tract Map No. 38084 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby acknowledge the adequacy of the Addendum to Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines (Addendum to EIS 04-05), and recommends to the City Council approval of Tentative Tract Map No. 38084 (attached herein as "Exhibit A") and Variance No. 21-04 with the findings and conditions listed below.

FINDINGS FOR APPROVAL OF TENTATIVE TRACT MAP NO. 38084:

1. The proposed subdivision map and design of improvements are consistent with the General Plan, the City of Coachella Official Zoning Map and any specific plan governing the site. The subject site is a 27-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 Low Density Residential land use designation of the General Plan. The project will substantially comply with the draft 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.

4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. As proposed with the variance to the minimum lot size, the proposed subdivision would allow for single-family residential lots with a minimum lot size of 6,017 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 north side of Avenue 51 between Van Buren Avenue and Chiapas Drive. Emergency access through the Prado project is accessible via an emergency access gate at Via Prado, and the proposed connections allow water and sewer to connect between Avenue 51 and Avenue 52.

6. The design of the subdivision will provide, to the extent feasible, for future passive or natural heating or cooling opportunities. The proposed subdivision will provide adequate sites for new homes with southern exposure, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. The scope of development proposed as part of Tentative Tract Map 38084 is substantially similar to the prior approved Tentative Tract Map 32075 and Environmental Initial Study No. 04-05 which was prepared pursuant to the State of California Environmental Quality Act Guidelines. Additionally, staff prepared an Addendum to the Mitigated Negative Declaration showing substantial evidence that the proposed project will not create any new potentially adverse environmental effects that were not previously analyzed and mitigated. As such, the project is consistent with the Mitigated Negative Declaration as adopted by the City Council on June 9, 2004, and 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:

   MITIGATION MEASURES:

   Air Quality

   AQl All off-road construction equipment shall use aqueous diesel fuel.

   AQ2 During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management District's Rules and Regulations. Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. SCAQMD Rule 403.1, as amended, should be adhered to, ensuring the cleanup of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils, should be implemented for construction vehicle access, as directed by the City Engineer. This should include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

   - On-site vehicle speed will be limited to 15 miles per hour.

   - All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice doily with complete coverage, preferable in the late morning and after work is done for the day.

   - Unpaved haul roods shall be watered at least twice daily.

   - All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

- The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust.

These control techniques will be indicated in Project specifications. Compliance with this measure will be subject to periodic site inspections by the City.

AQ3 Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

AQ4 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e) (4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Biological Resources

BIO1 Spring botanical surveys shall be conducted during Spring 2004 assuming appropriate weather conditions occur (i.e., appropriate rainfall) to determine if special status plant species are present or absent. If no special status plant species are identified within the study area, no further mitigation shall be required. If a sizeable population of special status plant species is located within the study area, mitigation shall be developed through either a conservation easement or mitigation plan. The mitigation plan shall include the following requirements:
A pre-construction survey conducted during the peak flowering period for each respective special status plant potentially occurring on the Project site shall be conducted by the Project biologist the spring prior to grading.

If a large population of special status plants (as determined by USFWS staff) is found during these surveys, the limits of each impacted location shall be clearly delineated with lath and brightly colored flagging.

The locations of special status plants shall be monitored every two weeks by the Project biologist to determine when the seeds are ready for collection.

A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.

Following the seed collection, the top 12 inches of topsoil from special status plant populations shall be scraped, stockpiled and used in the selected mitigation location agreed upon by the City and the Project biologist.

The mitigation plan shall include detailed descriptions of maintenance appropriate for the Project site, monitoring requirements and annual reports requirements and shall have the full authority to suspend any operation on the Project site which is, in the qualified biologist's opinion, not consistent with the mitigation plan.

The performance criteria developed in the mitigation plan shall include requirements for a minimum of 60 percent germination of the number of plants impacted. The performance criteria shall also include percent cover, density and seed production requirements. These criteria shall be developed by the Project biologist following habitat analysis of an existing habitat. This information shall be recorded by a qualified biologist.

If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented and additional seeding may be necessary. Remedial measures would include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined necessary by the Project biologist. Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the Project site following performance of remedial measures.

BI02 In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding rapt or survey shall be conducted prior to any clearing or grading activities.
Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire Project site and in areas within approximately 500 feet of the Project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

BI03 If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31(or until nests are no longer active as determined by a qualified biologist):

Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/1 00-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves

placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location. One-way doors should be left in place for 48 hours to ensure owls have left the burrow before excavation. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe or burlap bags shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BI04 Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:

A minimum of three surveys conducted between May 1 and July 31; Each survey must be conducted from one hour after sunrise to four hours after sunrise:

Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit (27 degrees to 33 degrees Centigrade);
Wind speeds must be low; and 100 percent of the study area must be covered, using walking transects spaced approximately 32 feet (10 meters) apart.

BI05 Adequate fees shall be paid according to the adopted Multiple Species Habitat Plan (MSHCP) and Natural Community Conservation Plan (NCCP) shall it become adopted prior to Project development.

Cultural Resources

CUL 1 Prior to construction. the applicant shall hire a certified archaeologist to observe grading/ major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish. In cooperation with the City. procedures for temporarily halting or redirecting work to permit sampling. identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City. for exploration and/or salvage.

Geology and Soils

GEOl All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone). As designated by the City's latest adopted edition of the Uniform Building Code.

GE02 Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.

GE03 All grading. landform modifications and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction. including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.

GE04 Type 5 cement shall be used for all foundations and slabs on grade.

GEO5 Precise grading plans shall include an Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins. sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.

GE06 As soon as possible following the completion of grading activities, exposed soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.

Hazards and Hazardous Materials

HAZl Any hazardous waste that is generated on-site shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal laws.

HAZ2 All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, 1 and 5-gallon containers, construction/irrigation materials, and former agricultural equipment, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ3 Soil sampling should be performed within the maintenance yard to characterize the extent of contamination associated with the surficial soil staining. Soil should be removed and disposed of at an appropriate landfill facility in accordance with state and federal requirements.

HAZ4 The majority of the Project site has been historically utilized for agricultural purposes for several decades and may contain pesticide residues in the soil. Soil sampling should occur throughout the Project site, including the maintenance and staging areas. The

sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

HAZ5 The terminus of all undocumented pipes should be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for a UST. Should USTs be present, the USTs should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ6 The location of the two former USTs should be defined since no closure/removal records were found during this Assessment. Once identified, soil sampling should be performed within the former UST areas to characterize the extent of contamination (if any) associated with the former USTs staining.

HAZ7 The on-site water well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment should be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) should be performed.

HAZ8 A visual inspection of the interior the on-site structure is recommended. In the event that hazardous materials are encountered, they should be properly tested and then properly disposed of pursuant to State and Federal regulations.

HAZ9 Any transformers to be removed/relocated should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.

HAll0 Based upon the year the existing structure located on the Project site was built (prior to 1978), asbestos-containing materials and lead-based paint may be present within the existing on-site structures and would need to be handled properly prior to remodeling or demolition activities.

HAZll If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;

Notify the Project Engineer of the implementing Agency; Secure the area a directed by the Project Engineer; and

Notify the implementing agency's Hazardous Waste/Materials Coordinator

Hydrology and Water Quality

HYDl The applicant shall obtain a Notice of Intent from the State of California Regional Water Quality Control Board, as the approximately 58-acre proposed Project would result in the disturbance of one or more acres. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Control Board must be submitted to the City of Coachella before issuance of grading permits.

HYD2 Prior to the issuance of grading permits, Best Management Practices (BMPs) shall be developed in compliance with the City of Coachella and the Coachella Valley Water District NPDES Permit. Specific measures shall include:

Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas;

Surplus or waste materials from construction shall not be placed in drainage ways or within the 100-year floodplain surface waters:

All loose piles of soil, silt, cloy, sand, debris or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State;

During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff:

Stabilizing agents such as straw, wood chips and/or soil sealant/dust retardant shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions ore implemented; and

Re-vegetated areas shall be continually maintained in order to assure adequate growth and root development.

HYD3 The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP), which identifies construction and post construction BMPs to the City for review and approval.

HYD4 Prior to the issuance of building permits, the applicant shall submit a Water Quality Management Plan (WQMP) pursuant to the Coachella Valley Water District and the City of Coachella local implementation plan, specifically identifying BMPs that shall be used on-site to control predictable pollutant runoff.

HYDS Prior to the issuance of building permits, the applicant shall obtain coverage under NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City.

Land Use and Planning

LANl The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shored responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. In 2009, the City adopted a General Government facility fee that includes a General Plan Update component. The fees shall be paid according to the City's current development impact fee schedule at the time the building permit is issued.

Noise

Nl During all Project site excavation and grading, the Project Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

N2 The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.

N3 The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

Public Services

PSl The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.

PS2 The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

Traffic

TRl The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program for Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures as follow:

Van Buren Street/ Avenue 50-Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane and one shared through/right-turn lane.

Frederick Street/ Avenue 50- Modify westbound Avenue 50 approach from one left-turn lane, one through lane and one right-turn lane to consist of one left-turn lane, one through lane and one shared through/right-turn lane.

TR2 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows:

The approved development impact fee for Traffic Signal shall be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be paid according to the City's current development impact fee schedule.

TR3 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shored responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair shore amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that permits are issued. In 2009, the City adopted a Streets and Transportation facility that includes roads and bridges impacts. The fees shall be paid according to the City's current development impact fee schedule at the time the building permit is issued.

TR4 The City of Coachella has determined that there is a need for improvements that ore caused by new development and for which a shored responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair shore amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time permits or issued. A fee shall be paid at the time the permits or issued as mitigation for environmental impacts associated with the project. The fees shall be paid according the City's current development impact fee schedule.

TRS Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.

Utilities and Services

UTIL1 All required sewer improvements shall be designed and constructed to City Standards. All tentative tract mops, site plans and other plans within the Project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.

UTIL2 Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Deportment, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff.

CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 38084:

1. Approval of Tentative Tract Map 38084 is contingent upon Planning Commission approval of the attendant Variance 21-04 for reduced lot size and dimension requirements of the RS zone. The tentative map is approved for a 107-lot subdivision having frontage on public streets and leaving an emergency-access gate along Via Prado between the subject site and Prado Gated Community.

2. The final map shall provide a perimeter landscaped setback along the Avenue 51 frontage of 35 feet measured from the curb face to the perimeter wall.

3. Prior to recordation of the final map, the applicant shall submit revised landscaped plans subject to review by the Planning Commission showing the following:

    a. A minimum six-foot high decorative masonry wall shall be erected at the southerly terminus of Ribera Street, to match the existing perimeter wall for the southern boundary of the Prado Gated Community.

    b. A landscaping/irrigation plan shall be submitted for the 10-foot by 100-foot landscaped median island and planter at the entrance into the community along Via Prado.

    c. Decorative metal signage identifying the community name shall be installed on the perimeter walls adjacent to the intersection of Via Prado and Avenue 51.

    d. The use of ¾-inch or larger gravel in lieu of decomposed granite “fines” in all common area landscaped planter areas.

    e. A landscape/irrigation plan showing a “desert wash” landscape palette of trees, shrubs and groundcovers, with a minimum 3-inch cobble at the floor of all retention basins.

4. The applicant shall submit a detailed landscaping and irrigation plan for review and approval by the City Engineer and Development Services Director prior to the recordation of the final map. The applicant shall improve Lot C of Tentative Tract Map 38084 (Retention Lot) with a perimeter paved ADA pathway with outdoor exercise stations and equipment accessible

from connecting sidewalks along Street A, subject to review by the Development Services Director and City Engineer.

5. The proposed subdivision shall be improved with a decorative masonry perimeter wall consisting of tan slumpstone, splitface block, or precision with stucco finish wall, and a decorative cap. A minimum of one 12-inch square masonry pilaster at every 50 feet shall be used along any masonry wall facing a public street.

6. Prior to final map recordation, staff will review all street names and addressing for consistency with the type of Street consistent with City policies.

Coachella Valley Water District

7. 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.

8. 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, including but not limited to Avenue 51 West Drain Line.

9. 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.

10. 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.

11. 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

Street Improvements:

12. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with

City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

13. 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 residential driveways.

14. Avenue 51 shall be improved as shown in the Mobility Element of the General Plan, with a 35-foot half street paved roadway and a 10-foot parkway. Street improvements shall include 3 inches of A.C. pavement over 10 inches of class II base, 8 inch type "B" curb and gutter, 6-foot sidewalk, 15,000 lumen HPS street lights (150 watt bulb), connections to the existing public improvements with the appropriate transitions and tapers as required by the City Engineer and any other incidental works necessary to complete the improvements in accordance with the City Standards and Specifications.

15. Avenue 51 shall be a 90-foot right-of-way, except where underground utilities will be constructed within the parkway additional right of way is required for a total of 15 feet parkway. An additional 25 feet of common-area/perimeter landscaping shall be provided between the street right-of-way along Avenue 51 and perimeter subdivision wall.

16. The developer shall grant a landscaping easement to the City of Coachella over all common-area / retention basin lots for inclusion into the Landscape and Lighting Maintenance District.
17. The developer shall obtain an encroachment permit for any improvements constructed within public right-of-ways.

18. The applicant shall provide Speed Humps on all interior streets. Locations shall be approved by the City Engineer.

Sewer and Water Improvements:

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

20. Applicant shall construct all off-site and on-site water and wastewater 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.
21. Applicant shall extend the 12" water main in Avenue 51 to the westerly boundary of this tract and connect the onsite water system to this main. System shall include all fire hydrants, valves, blow-offs, fittings and all incidental works necessary to complete the water system in accordance with the City Standards and Specifications.

22. Minimum depth of sewer manholes shall be 5**.00** feet (top of pipe to top of rim). Size and slope of sewer mains shall be approved by the City Engineer. The minimum slope for sewer

main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.

23. Applicant shall extend the 12" sewer main in Avenue 51 to the westerly boundary of this tract and connect the onsite sewer system to this main. System shall include all manholes, cleanouts, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with the City Standards and Specifications.

General:

24. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk. Street improvement plans shall not be approved until this plan is submitted and deemed substantially complete and correct.

25. 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.

26. The owner shall agree to the formation of a Landscape and Lighting Maintenance District 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.

27. The applicant shall pay all necessary plan check, permit and inspection fees at cost for the public off-site and on-site improvements. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
28. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a $3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion:

29. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. 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.

30. Prior to issuance to of certificate of occupancy, all off-site 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.

31. The developer will establish, at a minimum, one (1) vertical control monument (benchmark) to be placed in a permanent location within the limits of the development and file a record of said monument with the County of Riverside. The monument will comply with Caltrans survey manual chapter 8 section 8.2-3 for benchmarks. The record elevation set will comply with third-order precision standards as defined in the Caltrans Surveys manual. Official City of Coachella Vertical Control Brass disks will be available from the City of Coachella. The monument location shall be approved by the City Engineer prior to establishment.

32. The owner/developer shall reimburse the City of Coachella for public improvements related to the existing Traffic Signal at Avenue 50 and Van Buren Street, and for the Landscaped Median at Avenue Owner/developer shall pay $1,211.64 per dwelling unit for Landscaped Median and $788.12 per dwelling unit for Traffic Signal at the time building permits are issued for each new dwelling unit.

33. The developer shall construct improvements including sidewalks, with a 6-inch raised curb and gutter connecting to pavement, fronting along all lots to be developed. The use of "wedge" curb, or "rolled" curb shall not be allowed. All Driveways shall conform to City of Coachella standards.

34. The developer shall work with the City of Coachella Engineering Department on a scope of work and any necessary repairs for completion of all on-site and off-site improvements. Prior to final inspections for each phase, the developer shall meet and confer with the City Engineer to schedule inspections for existing street improvements and to identify repairs to be made by the developer that resulted from the developer's construction activities. Developer shall make requested repairs prior to receiving a certificate of occupancy for the last home in the phase for which final inspections are being requested at that time.

Street Lights:

35. The developer shall pay applicable fees to energize street lights to the appropriate agency, and shall verify that all street lights are operational prior to issuance of the 1st Certificate of Occupancy of each phase.

FINDINGS OF FACT FOR VARIANCE NO. 21-04:

1. The strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of chapter 17 (Zoning Code). At the time that the approvals for the prior subdivision map, known as Tentative Tract Map No. 36555, there was a lot boundary discrepancy to be deeded to the westerly neighbor and measuring 16 foot x 620 foot (9,148 square feet) on the southwest corner of the proposed development. In order to keep the design similar to that of the prior proposed project with 107 lots, without having to re-write the environmental assessment for the prior-approved project, the variance to the lot size standard is needed in order to not reduce the allowable number of lots on this subdivision.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity. The subject site has unique circumstances associated with the adjoining gated community that was originally supposed to be extended to Avenue 51. This has resulted in the need to modify street configurations and utility service designs that make the project infeasible without a reduced lot area pattern.

3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. The General Plan 2035 document allows for nearby properties within the same existing zone designation and vicinity to develop at a higher density, including developments with lots of 6,000 square foot minimums for single-family homes. Further, the development directly east of the proposed project is a PUD with lots that are 6,000 and an average lot size of less than 7,000 square feet.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. Allowing slightly smaller lots than the zone designation allows will not be materially detrimental to the public welfare or injurious to the property or improvements of nearby developments. Adjacent developments have same-size or smaller lots, and the design of the development will have a layout of not having through streets that will act as a by-pass for the major intersections, thus slowing and mitigating fast moving traffic through the development.

5. The granting of the variance will not adversely affect any element of the general plan. The current General Plan designation for the property is Low Density Residential which allows densities of 0-6 dwelling units per acre. The General Plan shows the property as General

Neighborhood and has a desired population density of 7-20 dwelling units per acre with small-lot single family detached residential as the predominant development pattern. The proposed development proposes a density of 4 dwelling units per acre with smaller-lot single family lots as encouraged by the General Plan. Allowing the density helps to further achieve the desired population within this portion of the City.

CONDITIONS OF APPROVAL FOR VARIANCE NO. 21-04:

1. Approval of Variance No. 21-04 is to allow deviations in the minimum lot size and dimension requirements for lots in the R-S (Residential Single-Family) zoning district as shown on the submitted Tentative Tract Map 38084. All other development standards of the R-S zone and the City's Municipal Code shall be complied with and shown on the final map.

2. Variance No. 21-04 is hereby granted for a 24-month period, or until Tentative Tract Map 38084 is recorded, whichever occurs sooner, unless extended by the Planning Commission.

PASSED APPROVED and **ADOPTED** this 19th day of May 2021.

_____
Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

_____
Yesenia Becerril, Planning Commission Secretary

APPROVED AS TO FORM:

_____
Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-05, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of May 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Yesenia Becerril
Planning Commission Secretary

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

TENTATIVE TRACT MAP NO. 38084

EXHIBIT DATE: FEBRUARY 18, 2021

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	PULTE HOME COMPANY, LLC.		
ADDRESS:	27401 LOS ALTOS, SUITE 400 MISSION VIEJO, CALIFORNIA 92691		
CONTACT:	SOHAIL BOKHARI	**TELEPHONE:**	(949) 330-8537
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	NOVEMBER 25, 2020	**TELEPHONE:**	(951) 687-4252

ASSESSOR'S PARCEL NUMBER: 768-050-002

LEGAL DESCRIPTION:

LOT 124 OF TRACT NO. 32075-1, PER M.B. 387/39-42, BEING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DESCRIPTION:	**AREA (AC.)**
EXISTING GROSS AREA	26.81 AC.
PROPOSED PUBLIC STREET VACATION (AVENUE 51)	0.12 AC.
PROPOSED NET AREA	**26.93 AC.**
PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (LOTS 1 THRU 107)	17.90 AC.
PROPOSED OPEN SPACE LOTS (LOTS "A" THRU "D")	1.91 AC.
PROPOSED PUBLIC STREETS (VIA PRADO, STREET "A" THRU "E")	7.12 AC.

EXISTING ZONING:	RESIDENTIAL SINGLE FAMILY (R-S)
PROPOSED ZONING:	RESIDENTIAL SINGLE FAMILY (R-S)
EXISTING GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 0-6 DU/AC (RL)
PROPOSED GENERAL PLAN LAND USE:	LOW DENSITY RESIDENTIAL 0-6 DU/AC (RL)

PUBLIC UTILITY PURVEYORS:

ELECTRIC:	IMPERIAL IRRIGATION DISTRICT	(760) 335-3640
GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(877) 238-0092
TELEPHONE:	FRONTIER COMMUNICATIONS	(800) 921-8101
WATER:	COACHELLA WATER AUTHORITY	(760) 501-8100
CABLE:	SPECTRUM	(877) 719-3278
SEWER:	CITY OF COACHELLA	(760) 501-8100
USA:	UNDERGROUND SERVICE ALERT	(800) 227-2600

EXISTING EASEMENT NOTES:

1	AN EASEMENT IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT, FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1958 AS INSTRUMENT NO. 67734 IN BOOK 2335, PAGE 478 OF OFFICIAL RECORDS. (PLOTTED HEREON)
2	AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: 60' PUBLIC UTILITY AND ROAD, 10' PUBLIC UTILITY AND INCIDENTAL PURPOSES. (PLOTTED HEREON) (NOTE: THE MAP DOES NOT SHOW CITY ACCEPTANCE OF THE DEDICATION)
3	AN EASEMENT IN FAVOR OF VERIZON CALIFORNIA INC., A CORPORATION, FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATIONS, TELECOMMUNICATIONS, VIDEO, INTELLIGENCE BY ELECTRICAL MEANS AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 17, 2007 AS INSTRUMENT NO. 2007-0640834 OF O.R. (BLANKET IN NATURE)

FEMA FLOOD ZONE DESIGNATION:

ZONE "X": AREA OF MINIMAL FLOOD HAZARD

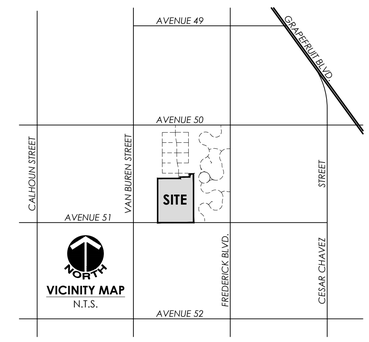
AS SHOWN ON RIVERSIDE COUNTY, CALIFORNIA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL MAP NUMBER: 06065C2262H
EFFECTIVE DATE: MARCH 16, 2018

LIQUEFACTION: HIGH LIQUEFACTION ZONE

SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
3. LOT "D" TO BE DEEDED TO GREGORIO CERVANTES AND BEATRICE CERVANTES AS PART OF A SETTLEMENT AGREEMENT RELATED TO A LOT LINE DISPUTE.



VICINITY MAP
N.T.S.

LEGEND

679.3	EXISTING SPOT ELEVATIONS
	EXISTING CONTOURS
1 / X	EXISTING EASEMENT DELTA
C	EXISTING CABLE
DRN	EXISTING IRRIGATION DRAIN LINE
	EXISTING EASEMENT
E	EXISTING ELECTRIC
G	EXISTING GAS
IRR	EXISTING IRRIGATION
	EXISTING LOT LINE
	EXISTING EDGE OF PAVEMENT
T	EXISTING TELEPHONE
O/H T	EXISTING OVERHEAD TELEPHONE
R/W	EXISTING RIGHT OF WAY
S	EXISTING SEWER
FM	EXISTING SEWER FORCE MAIN
W	EXISTING WATER
	EXISTING PROJECT BOUNDARY
	PROPOSED PROJECT BOUNDARY
	PROPOSED AND EXISTING CENTER LINE
	PROPOSED CURB
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY

ABBREVIATIONS

(E)	EAST
(N)	NORTH
(S)	SOUTH
(W)	WEST
A.C.	ASPHALT CONCRETE
AC	ACREAGE
APN	ASSESSORS PARCEL NUMBER
BNDRY	BOUNDARY
C/L	CENTERLINE
C&G	CURB AND GUTTER
E/P	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX.	EXISTING
MAX.	MAXIMUM
M.B.	MAP BOOK
MIN.	MINIMUM
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/H	OVERHEAD
OS/PP	OPEN SPACE / PARKS
PG.	PAGE
P/L	PROPERTY LINE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R-L	LOW DENSITY (RESIDENTIAL)
R/W	RIGHT OF WAY
SF	SQUARE FEET
STD.	STANDARD
TYP.	TYPICAL
UG	UNDERGROUND

NORTH

0' 50' 100' 150' 200'
SCALE 1"=50'

SECTION A-A
VIA PRADO ENTRY
(PRIVATE ROAD)
N.T.S.

SECTION B-B
VIA PRADO, STREET "A" THRU "E"
(PRIVATE ROAD)
N.T.S.

SECTION C-C
AVENUE 51
(COLLECTOR WITH ENHANCED BICYCLE FACILITIES / PUBLIC ROAD)
N.T.S.

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 **msaconsultinginc.com**

SHEET 1 OF 1 SHEETS

R:\26279 Acord\Planning\Tentative Tract Map\26279 TTM 38084.dwg, 2/18/2021 3:12:28 PM, dpaterani, MSA Consulting, Inc.

RESOLUTION NO. PC2021-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVAL OF ARCHITECTURAL REVIEW NO. 21-03 FOR THE CONSTRUCTION OF 107 SINGLE-FAMILY HOMES WITHIN TENTATIVE TRACT NO. 38084 USING THREE PRODUCTION HOME MODELS TO INCLUDE 1) A ONE-STORY (3-BEDROOM, 2-BATH) RESIDENCE WITH 1,959 SQUARE FEET OF FLOOR AREA; 2) A TWO-STORY (4-BEDROOM, 2 ½-BATH) RESIDENCE WITH 2,404 SQUARE FEET OF FLOOR AREA; AND 3) A TWO-STORY (5-BEDROOM, 3-BATH) RESIDENCE WITH 2,825 SQUARE FEET OF FLOOR AREA, ALL WITH ATTACHED TWO-CAR GARAGES AND A VARIETY OF ARCHITECTURAL THEMES (SPANISH, CRAFTSMAN, AND PRARIE) AND COLOR PALETTES FOR MODELS' EXTERIOR FINISHES AND ROOF TILE. THE SUBJECT SITE IS 26.81 ACRES OF VACANT LAND LOCATED WITHIN THE R-S (RESIDENTIAL SINGLE-FAMILY) ZONE ON THE NORTH SIDE OF AVENUE 51 BETWEEN VAN BUREN STREET AND CHIAPAS DRIVE (APN #768-050-002). PULTE HOMES COMPANY, LLC. (APPLICANT)

WHEREAS, Pulte Homes Company, LLC ("Applicant") has filed an application for Architectural Review No. 21-03 and related entitlements for Tentative Tract Map No. 38084 and Variance No. 21-04 to allow the subdivision and development of 26.81 acres on the north side of Avenue 51 between Van Buren Street and Chiapas Drive; (Riverside County Assessor Parcel Numbers 768-050-002) (the "Project") and,

WHEREAS, the City has processed said Architectural Review application pursuant to the provisions of Title 17 of the Coachella Municipal Code (Title 17), and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on May 19, 2021, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the applications for Architectural Review and related Tentative Tract Map and Variance as presented by the applicant, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, at the Planning Commission Public Hearing of May 19, 2021 the applicant and the general public were given an opportunity to testify regarding Architectural Review No. 21-03; and,

WHEREAS, the Planning Commission finds adequacy in the environmental review documents inclusive of Environmental Assessment (EIS 04-05) and the Addendum to Mitigated Negative Declaration on file with the office of the City's Planning Director.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Coachella, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated May 19, 2021 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby recommends that the City Council approve Architectural Review No. 21-03 with the

findings and conditions listed below.

FINDINGS FOR APPROVAL OF ARCHITECTURAL REVIEW NO. 21-03:

1. The proposed model homes which include a "Prairie", "Spanish", and "Craftsman" architectural theming are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan. The project complies with the General Neighborhood land use designation of the General Plan, which looks to provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes and lifestyle preferences. This land use category envisions a mixture of single-family and multifamily/mixed use development types. While the proposed subdivision is a single family development with a density of four dwelling units per acre, there are smaller lot sizes within the subdivision that will add to the overall density of the project, and will create a transition adjacent to the future multifamily residential/mixed-use development anticipated on the vacant lot to the west at Van Buren Street. Additionally, this development is within a previously-approved subdivision that will have public streets with good pedestrian connectivity to the surrounding public amenities at Bagdouma Park. As such, the project is consistent with internal policies of the General Plan.

2. The proposed use of single family residences 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 dwellings will comply with minimum development standards and consist of one-story and two-story homes that are compatible with adjoining newer homes to the north and northwest of the site. The proposed homes are currently being developed at the Valencia community to the northwest of the site and there are future multifamily / mixed-use developments proposed on the vacant land to the west which will be in keeping with the intended character of the larger vicinity.

3. The proposed single-family residences will be compatible and in keeping with the design and character of neighboring properties with respect to land development patterns and application or architectural treatments. The plans submitted indicate an exterior stucco finish with concrete tile roofing with earth-tone color schemes. Landscaping and irrigation will be installed for each home prior to issuance of a certificate of occupancy for each home.

4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. Single family residential dwellings are not uses known to create hazardous or disturbing effects upon the neighborhood. The proposed dwellings are anticipated to improve the aesthetics of the existing neighborhood by completing an unfinished neighborhood to the north, and will help with dust control.

5. The proposed project will not create any significant environmental effects in that the project is substantially similar to the originally approved subdivision of land as part of "Prado" Gated Community and as documented in evidence contained in the Addendum to Mitigated Negative Declaration previously prepared for Tentative Tract Map No. 32075 analyzed under Environmental Assessment

(EIS 04-05) pursuant to the provisions of the California Environmental Quality Act (CEQA). The project is, therefore, not subject to any further environmental review.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 21-03:

1. This architectural review is granted to approve common area landscaping and fencing improvements for the "Sevilla" community and to approve new exterior architectural theming, materials, and color schemes for new production homes within Tentative Tract Map No. 38084 ("Sevilla") in the R-S (Residential – Single Family) zone, to include a "Spanish", "Craftsman" and "Prairie" 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.

2. Common area landscaping improvements shall include decorative masonry perimeter walls with decorative cap, beige wrought iron gate (for emergency access only) with arched belltop at Via Prado, to substantially match the existing Prado Community gate at Avenue 50. The perimeter fencing at the southerly terminus of Ribera Street shall be decorative masonry with decorative cap and 12-inch square pilasters every 50 feet, to substantially match the existing perimeter wall along the southern boundary of the Prado Community. The developer shall work with the utility companies to install landscaping and fencing improvements over the public utility easement areas, and to install the new fencing and common-area landscaping in this location into the City's Landscape and Lighting Maintenance District.

3. A minimum of one 24-inch box shade tree shall be planted every 50 linear feet along the Avenue 51 street frontage, to match the plant palette of the retention basin lots. The perimeter fencing along Avenue 51 and the main entry at Via Prado shall consist of decorative masonry walls including tan slump, split-face block, tan precision, or textured / painted precision block wall with 12-inch square pilasters and decorative caps at every 75 linear feet.

4. 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.

5. All garden walls shall consist of concrete masonry units (CMU), with use of decorative masonry walls for those portions visible to a street, pursuant to city standard block wall details. Post-tension, non-grouted walls shall not be used. 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 Deputy Building Official. Interior fencing between single family lots that are not visible to the street may be of a tan/beige vinyl fencing material.

6. 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.

7. 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.

8. Prior to the issuance of a building permit, the applicant shall pay the applicable school facilities fees to the Coachella Unified School District.

9. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any building permits for a new dwelling. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

10. Site access for the model complex shall be in conformance with the requirements of Title 24 of the California Administrative Code, including temporary parking lot and temporary restroom serving the model complex.

Grading and Drainage:

11. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.

12. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. An "As-Graded" geotechnical report shall be submitted and approved prior to issuance of any building permits.

13. A 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 a Hydrology Map 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.) and within the public streets. The basin shall be a maximum of **4** feet in depth from adjacent grades. The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention 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 boring depth shall be 45-feet. A log, which 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.

14. 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 and walkways as required.

15. The Developer shall obtain approval of site access and circulation from Fire Marshall and trash Disposal Company.

ENGINEERING DEPARTMENT

Street Improvements:

16. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

17. 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 residential driveways.

18. Avenue 51 shall be improved as shown in the Mobility Element of the General Plan, with a 35-foot half street paved roadway and a 10-foot parkway. Street improvements shall include 3 inches of A.C. pavement over 10 inches of class II base, 8 inch type "B" curb and gutter, 6-foot sidewalk, 15,000 lumen HPS street lights (150 watt bulb), connections to the existing public improvements with the appropriate transitions and tapers as required by the City Engineer and any other incidental works necessary to complete the improvements in accordance with the City Standards and Specifications.

19. Avenue 51 shall be a 90-foot right-of-way, except where underground utilities will be constructed within the parkway additional right of way is required for a total of 15 feet parkway. An additional 25 feet of common-area/perimeter landscaping shall be provided between the street right-of-way along Avenue 51 and perimeter subdivision wall.

20. The developer shall grant a landscaping easement to the City of Coachella over all common-area / retention basin lots for inclusion into the Landscape and Lighting Maintenance District.

21. The developer shall obtain an encroachment permit for any improvements constructed within public right-of-ways.

22. The applicant shall provide Speed Humps on all interior streets. Locations shall be approved by the City Engineer.

Sewer and Water Improvements:

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

24. Applicant shall construct all off-site and on-site water and wastewater 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.

25. Applicant shall extend the 12" water main in Avenue 51 to the westerly boundary of this tract and connect the onsite water system to this main. System shall include all fire hydrants, valves, blow-offs, fittings and all incidental works necessary to complete the water system in accordance with the City Standards and Specifications.

26. Minimum depth of sewer manholes shall be 5**.00** feet (top of pipe to top of rim). Size and slope of sewer mains shall be approved by the City Engineer. The minimum slope for sewer main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.

27. Applicant shall extend the 12" sewer main in Avenue 51 to the westerly boundary of this tract and connect the onsite sewer system to this main. System shall include all manholes, cleanouts, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with the City Standards and Specifications.

General:

28. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk. Street improvement plans shall not be approved until this plan is submitted and deemed substantially complete and correct.

29. 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.

30. The owner shall agree to the formation of a Landscape and Lighting Maintenance District 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.

31. The applicant shall pay all necessary plan check, permit and inspection fees at cost for the public off-site and on-site improvements. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

32. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a $3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion:

33. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. 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.

34. Prior to issuance to of certificate of occupancy, all off-site 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.

35. The developer will establish, at a minimum, one (1) vertical control monument (benchmark) to be placed in a permanent location within the limits of the development and file a record of said monument with the County of Riverside. The monument will comply with Caltrans survey manual chapter 8 section 8.2-3 for benchmarks. The record elevation set will comply with third-order precision standards as defined in the Caltrans Surveys manual. Official City of Coachella Vertical Control Brass disks will be available from the City of Coachella. The monument location shall be approved by the City Engineer prior to establishment.

36. The owner/developer shall reimburse the City of Coachella for public improvements related to the existing Traffic Signal at Avenue 50 and Van Buren Street, and for the Landscaped Median at Avenue 50. Owner/developer shall pay $1,211.64 per dwelling unit for Landscaped Median and $788.12 per dwelling unit for Traffic Signal at the time building permits are issued for each new dwelling unit.

37. The developer shall construct improvements including sidewalks, with a 6-inch raised curb and gutter connecting to pavement, fronting along all lots to be developed. The use of "wedge" curb, or "rolled" curb shall not be allowed. All Driveways shall conform to City of Coachella standards.

38. The developer shall work with the City of Coachella Engineering Department on a scope of work and any necessary repairs for completion of all on-site and off-site improvements. Prior to final inspections for each phase, the developer shall meet and confer with the City Engineer to schedule inspections for

existing street improvements and to identify repairs to be made by the developer that resulted from the developer's construction activities. Developer shall make requested repairs prior to receiving a certificate of occupancy for the last home in the phase for which final inspections are being requested at that time.

Street Lights:

39. The developer shall pay applicable fees to energize street lights to the appropriate agency, and shall verify that all street lights are operational prior to issuance of the 1st Certificate of Occupancy of each phase.

FIRE DEPARTMENT:

40. It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence.

41. All conditions of approval titled "Prior to Final Inspection" and/or any type of fire suppression systems must be reviewed, inspected and approved by the Riverside County Fire Department prior to Building Safety's final inspection. The Fire Department letter of conditions, job card and approved plans must be at the job site for all inspections.

42. The following plans have been reviewed and conditioned with requirements that correspond with the appropriate milestones. Regardless of the conditions all plans shall comply with ORD. 787.6, 2019 Adopted Codes (CFC, CBC, CMC, etc.), and all standards referenced therein. These conditions are intended to assist in code compliance but, any required provisions not named in these conditions shall also apply.

43. The Fire Department is required to set a minimum fire flow for the remodel or construction of all commercial buildings in accordance with Ordinance 787 and the California Fire Code. A fire flow of 1500 GPM for a 2 hour duration at 20 psi residual operating pressure must be available before any combustible material is placed on the job site Additional fire hydrants may be required to meet the spacing requirements of the California Fire Code.(Commercial)

44. A combination of on-site and off-site super fire hydrants (6"x4"x2½"x2½") on a looped system shall be provided spaced an average of 500 feet between fire hydrants and in no case shall fire hydrants be further than 50 feet from any portion of on a street or road frontage as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.(Commercial and Residential)

45. Gate openings shall be as wide as the minimum 20 foot required width of the access lane(s) entering and exiting the development. Gates shall be located at least 35 feet into the development property to allow a vehicle to stop without obstructing traffic on the road.(Commercial and Residential)

46. The site address shall be clearly posted at the job site entrance during construction. This will enable incoming emergency equipment and inspectors to locate the job site from the assigned street. Numbers shall be a minimum of 24 inches in height.

47. All buildings shall be constructed with Class B roofing material as per the California Building Code.

48. Prior to the issuance of a building permit, building plans have been reviewed, however, a separate plan check deposit based fee of $1056.00 made payable to the Riverside County Fire Department, in the form of a check or money order only, must be submitted to the Fire Department. A Permit Fire Department "Submittal Form" must be completed along with payment.

49. Prior to the issuance of a building permit, the developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. On-site and Off-site plans shall be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.

50. Prior to the issuance of a building permit, the applicant and/or developer shall be responsible to submit written certification from the water purveyor noting the location and type of existing fire hydrant(s) and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 psi residual operating pressure. If a water system/hydrant(s) currently does not exist, the applicant and/or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

51. Prior to the issuance of a building final inspection, the developer shall install a complete fire sprinkler system designed in accordance with California Building Code, California Fire Code and adopted standards. Sprinkler systems with pipe sizes larger than 4 inches in diameter will require the Engineer or Architect of Record certification with details and calculations with "wet signature" that the building structural system is designed to support the seismic and gravity loads for the support the additional weight of the sprinkler system. The PIV and FDC shall be located to the front of the building in an approved location, unobstructed and within 50 feet of an approved road or driveway, within 200 feet of a hydrant. A C-16 licensed contractor must submit plans, along with the current deposit based fee, to the Fire Department for review and approval prior to installation.

52. Prior to the issuance of a building final inspection, the developer shall install a complete fire sprinkler system designed in accordance with California Building Code, California Fire Code and adopted standards. The FDC shall be located at or near the front of the building. A C-16 licensed contractor must submit plans, along with the current deposit based fee, to the Fire Department for review and approval prior to installation.

53. Prior to the issuance of a building final inspection, the developer shall install an alarm monitoring system for fire sprinkler system(s) with 20 or more heads. Valve monitoring, water-flow alarm and trouble signals shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station in accordance with California Building Code, California Fire Code and adopted standards. An approved audible sprinkler flow alarm shall be provided on the exterior in an approved location. The location of the Fire Alarm Control Unit shall be located in an environmentally

controlled location in accordance with 10.14 (NFPA 72, 2010). A C-10 licensed contractor must submit plans designed in accordance with adopted standards, along with the current $192.00 deposit based fee, to the Fire Department for review and approval prior to installation.

54. Prior to the issuance of a building final inspection, the developer shall install a manual and/or automatic fire alarm system as required by the California Building Code, California Fire Code and designed in accordance with adopted standards. The location of the Fire Alarm Control Unit shall be located in an environmentally controlled location in accordance with NFPA 72. A C-10 licensed contractor must submit plans, along with the current $627.00 deposit based fee, to the Fire Department for review and approval prior to installation. Guideline handouts are available from the Fire Department.

55. Prior to the issuance of a building final inspection, the applicant shall install a UL 300 compliant hood/duct fire extinguishing system must be installed over the cooking equipment as required by the California Fire Code, California Mechanical Code and adopted standards. The extinguishing system must automatically shut-down gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current $215.00 deposit based fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system. (Commercial)

56. Prior to the issuance of a building final inspection, the applicant/developer shall prepare a site plans designating required fire lanes with appropriate lane paintings and/or signs. Plans must be submitted along with the current $212.00 deposit based fee to the Fire Department for review and approval.

57. Prior to the issuance of a building final inspection, the developer shall ensure gates shall be automatic or manual operated and install Knox key operated switches with dust cover, installed mounted as recommended by the Knox Company. Plans must be submitted to the Fire Department for approval of mounting location/position and/or operating standards. Special forms are available from this office for ordering the Key Switch.

58. Prior to the issuance of a building final inspection, the developer shall install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture.

59. Prior to the issuance of a building final inspection, the developer shall install a rapid entry Knox Box shall be installed on the outside of the building. If a Knox box has already been installed provide keys to the tenant space for inclusion in the main building Knox Box. Key(s) shall have durable and legible tags affixed for identification of the correlating tenant space. Special forms are available from this office for ordering the Knox Box. If the building/facility is protected with a fire alarm or burglar alarm system, it is recommended that the lock box be “tamper” monitoring.

60. Prior to the issuance of a building final inspection, a Fire Knox Padlock shall be installed on both sides of the gate located along Via Prado separating the two communities for Emergency Fire Access.

61. Prior to the issuance of a building final inspection, exit signs, exit marker and exit path markings shall be installed per the California Building Code.

62. Prior to the issuance of a building final inspection, all egress door hardware shall comply with the California Building Code.

63. Prior to the issuance of a building final inspection, the applicant/developer must submit an emergency evacuation plan to the Fire Department for review and approval prior to installation. Evacuation plan(s) must be posted in the building at locations approved by the Fire Department.

64. Prior to the issuance of a building final inspection, The applicant shall submit to the Fire Department flame-retardant certification(s) by applicator or manufacturer, along with CSFM Listing, for all decorative materials used in this facility. Samples of flame-retardant material(s) may be required for flame spread testing. All required treated materials must have a current CSFM approval tag affixed to each item or panel. (Commercial)

65. 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.

PASSED APPROVED and **ADOPTED** this 19th day of May 2017.

_____
Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

_____
Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2021-06, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 19th day of May 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Yesenia Becerril
Planning Commission Secretary

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

EXISTING SITE PHOTOGRAPHS

FOR TENTATIVE TRACT MAP NO. 38084

EXHIBIT DATE: JANUARY 26, 2021

DATA TABLE

APPLICANT / LAND OWNER:	PULTE HOME COMPANY, LLC.		
ADDRESS:	27401 LOS ALTOS, SUITE 400 MISSION VIEJO, CALIFORNIA 92691		
CONTACT:	SOHAIL BOKHARI	**TELEPHONE:**	
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
ASSESSOR'S PARCEL NUMBER:	768-050-002		
LEGAL DESCRIPTION:			

LOT 124 OF TRACT NO. 32075-1, PER M.B. 387/39-42, BEING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.

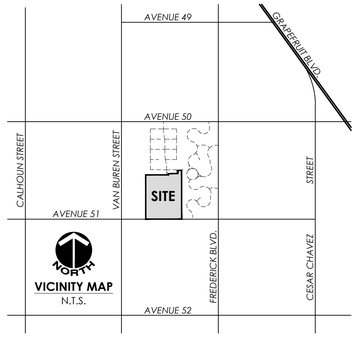
PHOTOGRAPH NO. 1 — *SOUTHWEST CORNER OF PROJECT*

PHOTOGRAPH NO. 2 — *NORTHWEST CORNER OF PROJECT*

PHOTOGRAPH NO. 3 — *NORTH / MIDDLE OF PROJECT*

PHOTOGRAPH NO. 4 — *NORTHEAST CORNER OF PROJECT*

PHOTOGRAPH NO. 5 — *SOUTHEAST CORNER OF PROJECT*



VICINITY MAP
N.T.S.

PHOTOGRAPH LOCATION LEGEND:

X **PHOTOGRAPH LOCATION & DIRECTION**

NORTH

0' 150' 300' 450' 600'

SCALE 1"=150'

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SHEET 1 OF 1 SHEETS

R:\0629\Acad\Planning\Exhibits\2629 Existing Site Photographs.dwg, 1/26/2021 1:14:25 PM, dgatterer, MSA Consulting, Inc.

Draft Addendum to the Mitigated Negative Declaration

Application for
58-Acre Kirkjan Project
MND Addendum

LEAD AGENCY:

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

APPLICANT:
City of Coachella
c/o Luis Lopez, Development Services Director
53990 Enterprise Way
Coachella, CA 92236

PREPARED BY:

MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, CA 92270

TABLE OF CONTENTS

CHAPTER ONE – INTRODUCTION

In 2004, the City of Coachella adopted a Mitigated Negative Declaration (MND) for the 58-Acre Kirkjan Project (Environmental Initial Study No. 04-05), referred to herein as “previous project” or “MND”. The 58-Acre Kirkjan MND evaluated the impacts associated with the proposed development of 232 single-family residential uses and associated improvements on 58 acres. The analysis of the 58-Acre Kirkjan project identified several mitigation measures to address and mitigate potentially significant impacts to less than significant levels. The adopted 58-Acre Kirkjan MND is included as Appendix A.

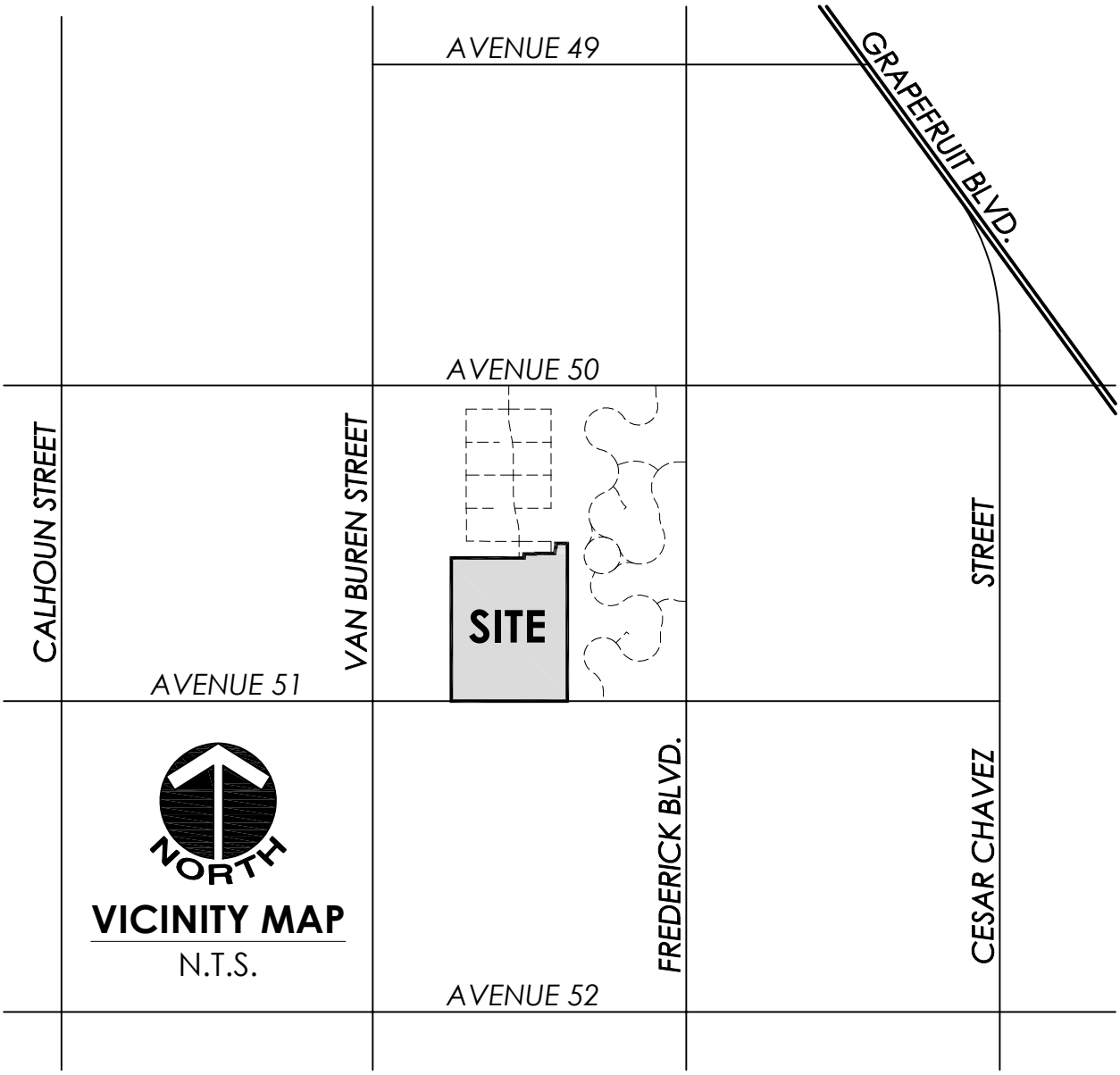
The previous project proposed a change of zone (No. 04-04) and a Tentative Tract Map (TTM No. 32075). The previous project involved redesignating the project site from Agriculture Transition (A-T) to Residential Single-Family (R-S), in order to develop the 232 dwelling units.

The previous/proposed project is located on 58 acres of disturbed vacant land located south of Avenue 50, west of Frederick Street, and north of Avenue 51, in the City of Coachella, California. The Assessor’s Parcel Number (APN) for the site is 768-050-002.

As previously stated, the MND analyzed impacts associated with the proposed development of 232 residential units and associated improvements on 58 acres. The northern portion of the site (approximately 31 acres) has now been developed with 123 single-family residential lots. The revised project proposes to develop 107 of the 109 residential lots and homes analyzed in the MND, along with associated improvements, in the southern portion of the 58-acre site.

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, this addendum addresses the potential environmental impacts associated with the proposed residential community and provides an evaluation of potential environmental impacts in relation to the original project evaluated in the adopted MND, as well as the new environmental topics required by the most current CEQA Guidelines. The addendum is an informational document intended to be used in the planning and decision-making process as provided for under Section 15164 of the CEQA Guidelines. The addendum does not recommend approval or denial of the proposed modifications of the previous project. The conclusion of this addendum is that the proposed changes to the project will neither result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in the previously adopted MND. Thus, a subsequent MND is not required.

The location of the project site is shown below in Exhibit 1 and 2.



VICINITY MAP

N.T.S.

N.T.S.

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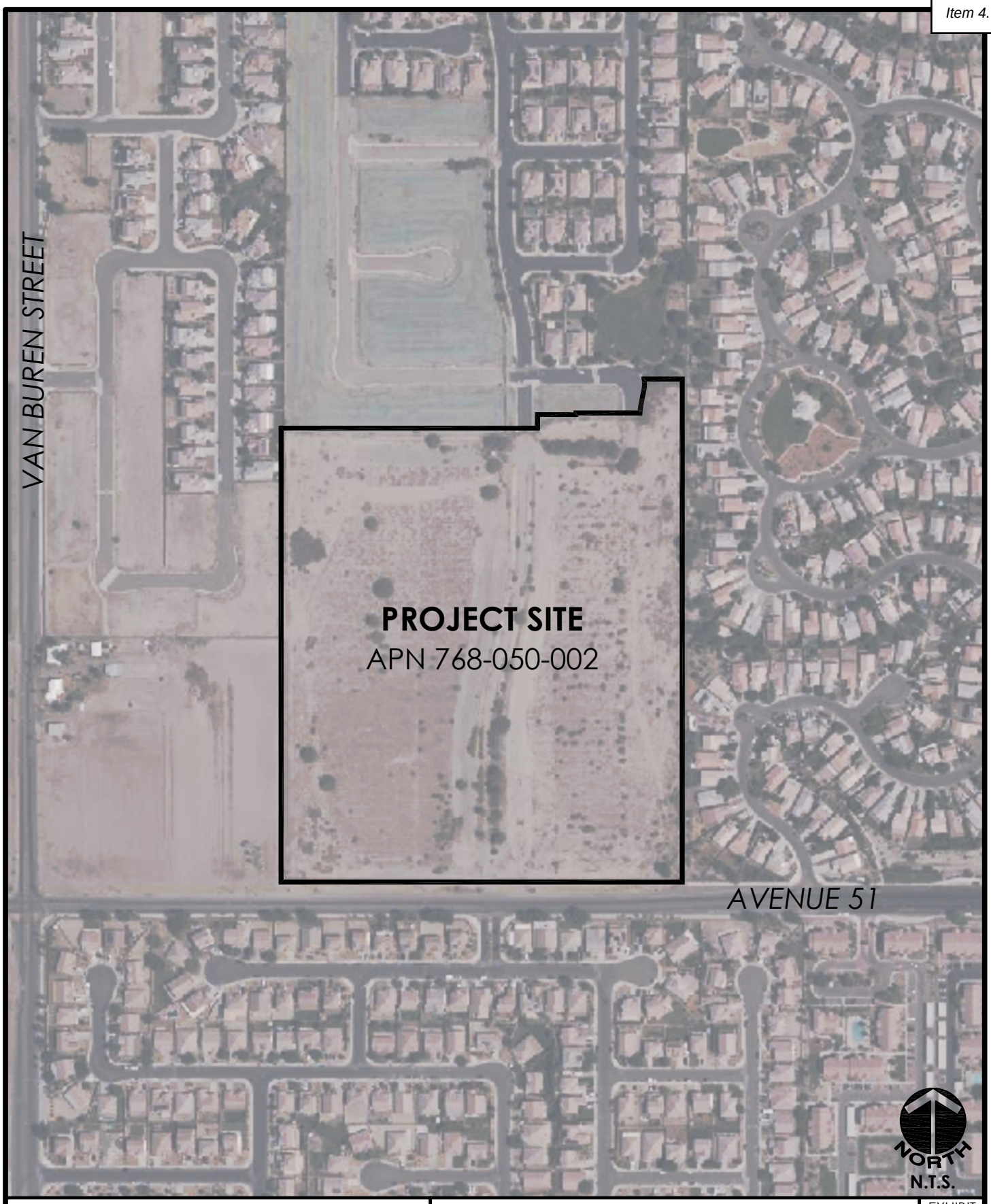
Vicinity Map

PULTE HOMES - SOUTH PRADO

ADDENDUM

EXHIBIT

1



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AERIAL PHOTOGRAPH

PULTE HOMES - SOUTH PRADO
ADDENDUM

EXHIBIT
2

CHAPTER TWO – STATUTORY BACKGROUND

The City of Coachella is the CEQA lead agency responsible for the project. Under CEQA, an addendum to a certified Environmental Impact Report (EIR) or a Negative Declaration (ND) may be prepared if minor technical changes or additions to the proposed project are required or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR (or MND) have occurred (CEQA Guidelines Section 15164[b]). An addendum is appropriate if the project changes or modifications do not result in any new significant impacts or a substantial increase in severity of previously identified significant impacts. The addendum need not be circulated for public review (CEQA Guidelines Section 15164[c]); however, an addendum is to be considered along by the decision-making body prior to making a decision on the project (CEQA Guidelines Section 15164[d]).

This MND addendum demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the MND remain substantively unchanged by the revised project description detailed herein and supports the findings that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous MND. Further, rather than only focusing on the characterization of whether the project is “new” or “old”, the City has also evaluated the previous environmental document to determine if it retains any relevance in light of the proposed changes, and if any major revisions to the document are required due to the involvement of new, previously unstudied significant environmental effects. The subsequent review provisions of CEQA are designed to ensure that an agency proposing changes to a previously approved project explores environmental impacts not considered in the original environmental document. This assumes that some of the environmental impacts of the modified project are considered in the original environmental document, such that the original document retains relevance to the decision-making process. If it is wholly, irrelevant, then it is only logical that the agency starts over from the beginning. The City has determined that project changes will not require major revisions to the initial environmental document. Accordingly, recirculation of the MND for public review is not necessary pursuant to Section 15164 of the CEQA Guidelines. Therefore, a decision was made by the City of Coachella not to prepare a subsequent Negative Declaration pursuant to Section 15162 of the CEQA Guidelines. To support this decision, the following discussion describes the proposed project modifications and the associated environmental analysis.

CHAPTER THREE – SUMMARY OF ORIGINAL PROJECT

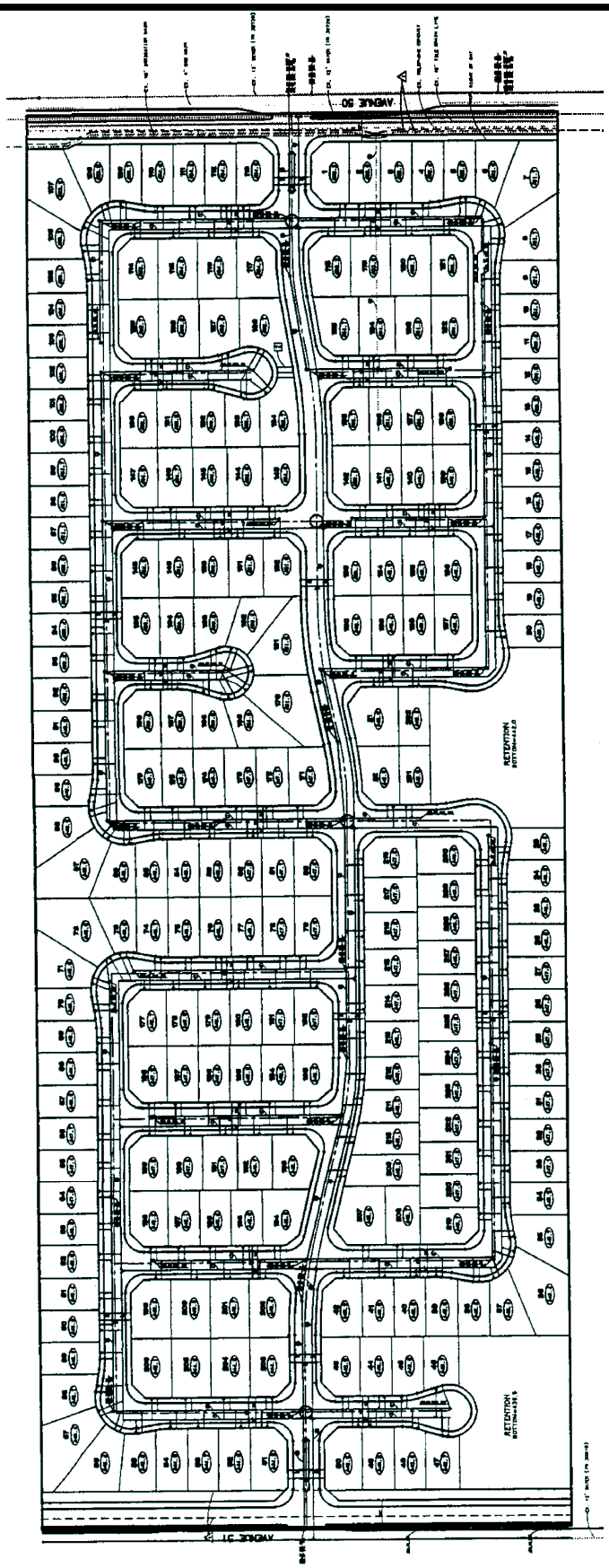
The previous project proposed the development of 232 single family residential dwellings on approximately 58 acres in the City of Coachella. The previous project occupied the area south of Avenue 50, approximately 630 feet east of Van Buren Street, north of Avenue 51, and approximately 960 feet west of Frederick Street.

At the time the MND was written the site was characterized by bare soil and agricultural trees, dirt roads, abandoned residential structures, a maintenance yard, miscellaneous storage areas, and shipping/receiving areas which were utilized during past harvests.

Access to the site was proposed to occur along a north-south trending internal street, Via Prado. Via Prado would provide access to Avenue 50, to the north, and Avenue 51, to the south. Construction of the previous project was proposed to occur in one (1) phase, beginning in 2005. The previous project was proposed to take 12 months to complete.

The previously proposed project proposed a change of zone (No. 04-04) and a Tentative Tract Map (TTM No. 32075). The previously project involved redesignated the project site from Agriculture Transition (A-T) to Residential Single-Family (R-S), in order to develop the 232 dwelling units.

The previous project site plan is shown below, in Exhibit 3.



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PREVIOUS PROJECT SITE PLAN

PULTE HOMES - SOUTH PRADO

MITIGATED NEGATIVE DECLARATION - ADDENDUM

EXHIBIT 3

CHAPTER FOUR – PROJECT REVISIONS

The revised project includes the development of the remaining 27 acres in the southern portion of the site.

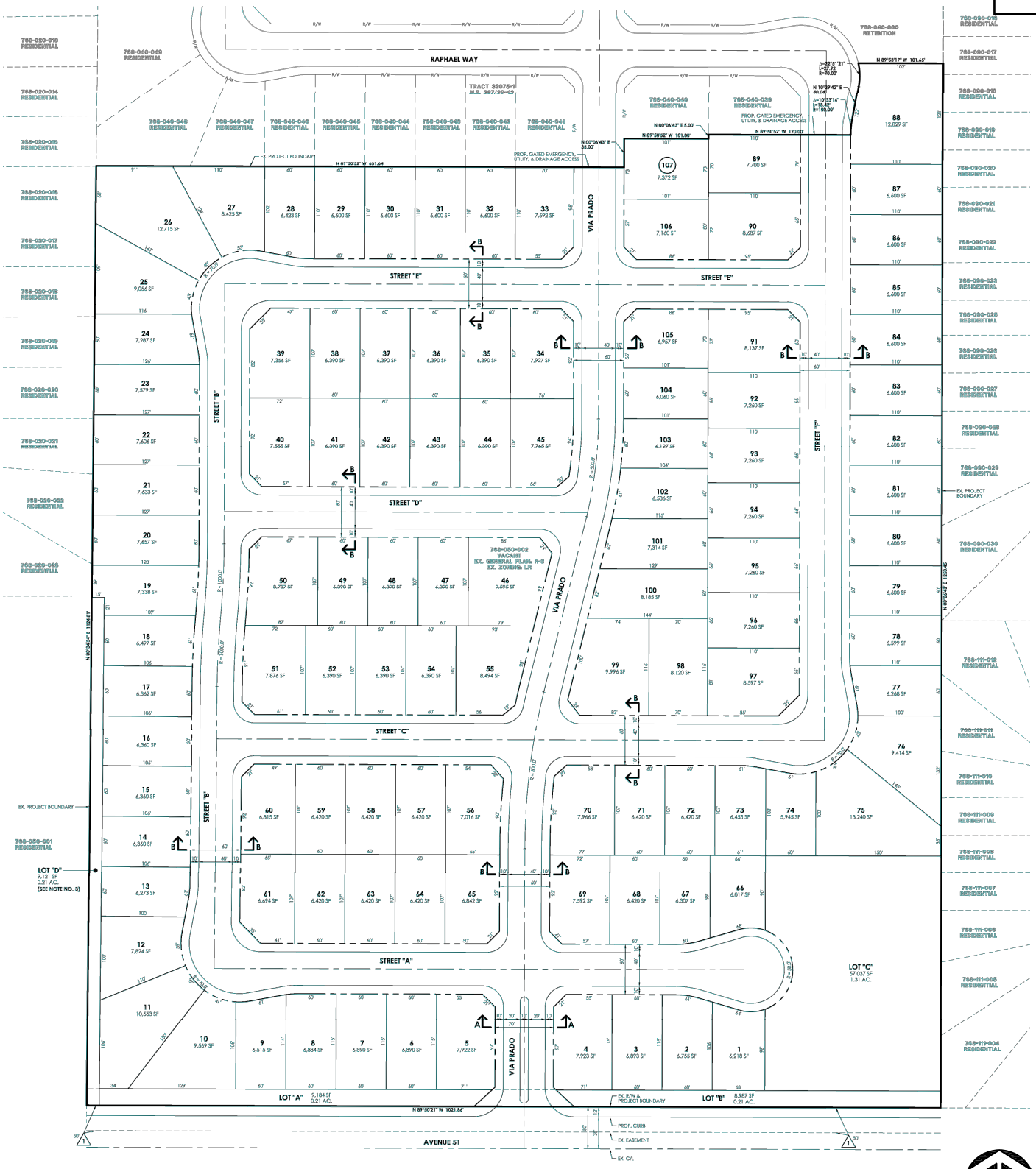
As previously stated, the 58-Acre Kirkjan project was originally designed as a single-family residential property totaling 232 dwelling units and associated improvements. Associated improvements included paved parking, landscaped areas, and a detention basin in the southeastern corner of the site. The northern portion of the site (approximately 31 acres of the site) has now been developed with 123 single family residential lots (both developed with homes and vacant).

The revised project proposes to subdivide the undeveloped 27-acre parcel into 107 lots, per the submitted Tentative Tract Map (TTM) exhibit (Exhibit 4). The property in its current state is undeveloped with site access at Via Prado to the north and Ave 51 (existing two-lane paved road) to the south. The subdivision has been designed with gated emergency gates and utility / drainage access points on the northerly portion of the site off Via Prado and Ribera Street. A proposed retention basin will be located on the southeast corner of the site. The revised project will be developed in 13 phases.

The development of the revised project would result in a total of 230 dwelling units on the 58-acre site, as opposed to 232 dwelling units proposed in the previous project. The revised site plan is indicated in Exhibit 4.

Both the previous and revised projects propose the development of single-family homes on the 58-acre site, and the revised project proposes a slight reduction in the total number of units.

The impact analysis contained herein will focus on whether the revised project would result in any new or more severe impacts not previously identified in the adopted 58-Acre Kirkjan Project MND.



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REVISED PROJECT SITE PLAN

PULTE HOMES - SOUTH PRADO

MITIGATED NEGATIVE DECLARATION - ADDENDUM

EXHIBIT 4

CHAPTER FIVE – ENVIRONMENTAL SETTING

The project site is located in the City of Coachella. The site is located south of Avenue 50, and north of Avenue 51. The previous project encompassed one 58-acre parcel (Assessor's Parcel Number 768-050-002). The northern portion of the site is mostly developed, while the southern portion (27 acres) is undeveloped and vacant. The southern 27 acres of the site addresses the revised project. The revised project occurs within Lot 124 of Tract No. 32075-1, per M.B.387/39-42, being in the northwest ¼ of Section 6, Township 6 South, Range 8 East, San Bernardino Meridian.

The area surrounding the project site is characterized by developed and vacant parcels. The project is surrounded by developed, residential communities to the north, east, west, and south. Avenue 50 is located to the north, Frederick Street is located approximately 960 feet to the east, Avenue 51 is located to the south, and Van Buren Street is located approximately 630 feet to the west. The project is located within the City of Coachella's Residential Single Family Zone (R-S). The existing land use designation for the site is Low Density Residential (0-6 dwelling units per acre).

The location of the project site is shown in Exhibit 1 and 2.

CHAPTER SIX – ENVIRONMENTAL IMPACT ANALYSIS

This document is an addendum to the previously adopted 58-Acre Kirkjan MND referenced above. This addendum provides the project specific environmental review pursuant to CEQA to demonstrate the adequacy of the MND relative to the revised project. As indicated above, the previous MND identified significant impacts and proposed mitigation measures related to biological resources and cultural resources. The analysis below discusses the adequacy and applicability of previous mitigation measures to the revised project. In addition, the analysis below addresses whether any new or more severe impacts would result from the project revisions and whether any additional mitigation measures beyond those previously identified in the MND would be required.

I. *Aesthetics*

58-Acre Kirkjan Project MND

The MND identified no significant impacts related to aesthetics. According to the MND, prior to development of the 58-acre site, the property consisted of bare soil and agricultural trees, dirt roads, abandoned residential structures, a maintenance yard, miscellaneous storage areas, and shipping/receiving areas which were utilized during past harvests. Per the MND, the City did not identify scenic vistas within the project vicinity, therefore, scenic vistas would not be impacted by the previous project. Additionally, the MND concluded that no historical buildings were known to occur within the project site and scenic highways do not occur in the project area. Therefore, no impacts would occur to scenic resources or scenic highways.

The MND concluded that the development of the 232 residential dwelling units would alter the existing visual character of the area; however, the project was required to submit plans for approval of the Planning Commission, which would ensure a high-quality design. Additionally, the project was also required to participate in architectural review and comply with landscaping and lighting requirements as established by the City's zoning ordinance. Therefore, the MND concluded that impacts to the visual character of the area and light and glare would be less than significant, and no mitigation measures were required.

Revised Project

Similar to the MND, the revised project would not affect scenic vistas in the area. The surrounding area is largely developed with single family residential communities. The revised project would develop single family residential dwelling units similar in design, scale, and mass to the existing residential structures. Similar to the MND, the revised project would be required to submit plans for approval of the Planning Commission, which would ensure a high-quality design. Additionally, the revised project is also required to participate in architectural review and comply with landscaping and lighting requirements as established by the City's zoning ordinance. Therefore, the revised project's impacts to the visual character of the area and light and glare would be the same as the previous project, and less than significant.

As previously determined, potential historic resources do not exist on the project site. Additionally, the project site is not located in proximity to a state scenic highway, therefore, the revised project would not impact scenic resources adjacent to or within close proximity to state scenic highways.

Major revisions to the MND are not required due to the proposed changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to any

aesthetic impacts that would require major MND revisions; and there is no new information showing greater effects than disclosed in the previous MND.

II. *Agricultural Resources*

58-Acre Kirkjan Project MND

The MND concluded that the previous project would result in no significant impacts related to agricultural and forest/timberland resources. According to the MND, the project site was not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The land use designation for the site was Low Density Residential (RL). RL designations allow 0 to 6 dwelling units per acre (du/ac). According to the MND, the project site was not located in an existing zone for agricultural use or classified as farm land, forest land, timberland, or Timberland Production zones. The MND concluded that the project would not result in impacts to agricultural resources.

Revised Project

The revised project would not change the proposed uses of the project site. The project site does not include any active agricultural uses or agricultural resources, and is not adjacent to such uses, and is not zoned or designated for agricultural uses. Thus, similar to the MND, the revised project would have no impact to agricultural resources.

Major revisions to the MND are not required due to the proposed changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to agricultural resources that would require major MND revisions; and there is no new information showing greater effects than disclosed in the previous MND.

III. *Air Quality*

58-Acre Kirkjan Project MND

The adopted MND Air Quality analysis involved quantifying the worst-case potential criteria air pollutant emission levels resulting from construction and operation of the residential project to compare against the numeric thresholds established by South Coast Air Quality Management District (SCAQMD) for the project region and air basin. The methodology of the adopted MND relied on Urban Emissions Model (URBEMIS), which is software developed by the California Air Resources Board (CARB) as a modeling tool to assist local public agencies with estimating air quality impacts from land use projects pertaining to CEQA environmental analysis. The computer model was developed to estimate construction, area source, and operational air pollution emissions from a wide variety of land use development projects, including residential neighborhoods. In addition to URBEMIS, the prior MD Caltrans CALINE 4 model was utilized to estimate local Carbon Monoxide (CO) concentrations associated with roadway traffic. At the time of the prior MND preparation, the Salton Sea Air Basin was designated by CARB as being in non-attainment for ozone and PM10, but the required State Implementation Plans (SIPs) were in place at a regional level to meet the target attainment levels.

The prior analysis found construction-related activities, including site preparation, grading, construction equipment operation, construction traffic, and building construction would result in measurable criteria pollutant emissions. The quantitative analysis of these activities found that

unmitigated short-term peak emission levels would not technically exceed the SCAQMD thresholds; however, nitrogen oxides emissions would come to within one pound per day below the threshold, prompting mitigation to ensure that these measures were maintained during construction. In summary, the mitigation related to construction (AQ1 through AQ4) mandated the use of aqueous diesel fuel, compliance with the local dust control requirements, proper maintenance of construction equipment, and compliance with the state vehicle code, resulting in less than significant impacts.

The prior analysis also reviewed long-term (operational) criteria air pollutant emissions expected to result at full project buildout, during the life of the project. These emissions would be generated by mobile (vehicle) and area sources associated with the residential land use operations. The quantitative analysis using URBEMIS software found that the estimated emissions would not result in any exceedance of the SCAQMD thresholds. The prior analysis also involved Caltrans CALINE 4 modeling to determine the likelihood of carbon monoxide hotspot resulting from the project. Based on the worst-case approach, the project was found to not result in adverse carbon monoxide emissions capable of generating hotspots. Therefore, operation of the project at full buildout of 232 units was found to result in less than significant levels without the need for mitigation.

In this context, the prior MND concluded that the project would not result in impacts to air quality regarding conflicts with implementation of local air quality plan, considerable net increases in criteria pollutants for which the region is in non-attainment, exposure of sensitive receptors or other objectionable emissions. The MND also concluded that with implementation of mitigation measures AQ-1 through AQ-4, the previous project would not have any significant effects concerning compliance with applicable air quality plans and standards.

Revised Project

Since the prior environmental review, the project setting has not incurred any substantial change in circumstances deemed inconsistent with the project's planned residential uses. To date, project implementation has resulted in 123 single-family dwelling units with associated road and utility infrastructure on the northern 31 acres of the project site. The remaining area has maintained a vacant condition with soil treatment as a method to prevent fugitive dust emissions. Buildout of the project with minor modifications would result in the completion of 107 residential dwelling units, for a total of 230 units. This total represents two fewer units than previously analyzed and therefore a minor reduction in the associated construction and operational emissions. The reduction in emissions is also attributed to the improved energy efficiency standards associated with the remaining residential units to be constructed and the stricter vehicular emissions standards pertaining to project-induced vehicle trips.

Since the prior MND, the regulatory framework and air quality standards have undergone updates, including those reflected in the adopted Air Quality Management Plan (2016 AQMP) applicable to the entire SCAMQD jurisdiction. However, because the project was analyzed and adopted prior to the 2016 AQMP adoption, its residential land uses already form part of the growth assumptions factored into the current regional air quality management strategies of this plan. As a result, project buildout with the same (or slightly reduced) land use density and composition would not result in conflicts with the 2016 AQMP. SCAMQD has not changed the construction and operational peak emissions standards observed in the prior analysis, for which no exceedances were estimated.

The project region is continuing to implement SIPs toward establishing attainment for PM10

(particulate matter with an aerodynamic diameter of 10 microns or less). and Ozone.

PM10: On February 25, 2010, the ARB approved the 2010 Coachella Valley PM10 Maintenance Plan and transmitted it to the U.S. EPA for approval. With the recent data being collected at the Coachella Valley monitoring stations, consideration of high-wind exceptional events, and submittal of a PM10 Re-designation Request and Maintenance Plan, a re-designation to attainment status of the PM10 NAAQS is deemed feasible in the near future according to the 2016 AQMP. As a standard requirement, the remaining construction activities for project buildout would be subject to SCAMQD Rules 403 and 403.1, as well as the City's Fugitive Dust Control requirements (Chapter 8.20 of the Coachella Code of Ordinances) aimed at addressing the PM10 concerns for the region. This implementation would be consistent with Mitigation Measure AQ2 and with the updated PM10 SIP. Dust control measures during construction would continue preventing emissions impacts to nearby residential uses. After project completion, permanent site stabilization through residential construction would eliminate the potential source of fugitive dust

Ozone: SCAQMD is continuing to implement an updated strategy to comply with the ozone standard (1997 8-hour standard), for which there is a target attainment date of June 15, 2024. SCAQMD has acknowledged that the largest ozone contributors to the Coachella Valley are not sources within the region, but rather the ozone and ozone precursors transported to the Coachella Valley from the upwind South Coast Air Basin (SCAB). SCAQMD deems that local sources of air pollution generated in the Coachella Valley have a limited impact on ozone levels compared to the transported sources generated in SCAB. The prior MND analysis involved a quantification of criteria pollutants, including ozone precursors (reactive organic gases and nitrogen oxides). Under each standard, the project construction and operation did not reach or exceed the established SCAMQD thresholds. Considering that the project previously complied with the threshold and that buildout will not involve any increase in residential units, no changes are expected pertaining to compliance and consistency with the applicable ozone SIP.

Therefore, based on the reduction in total residential units, completion of the project with minor modifications, and with implementation of mitigation measures AQ-1 through AQ-4, would result in less than significant impacts regarding conflicts with implementation of local air quality plan, considerable net increases in criteria pollutants for which the region is in non-attainment, exposure of sensitive receptors to other objectionable emissions.

IV. *Biological Resources*

58-Acre Kirkjan Project MND

The MND evaluated potential biological resource impacts associated with the development of the 58-acre project site. BonTerra Consulting conducted a search of available literature and conducted a general biological survey of the project property to identify special status plants, wildlife, and habitats known to occur in the vicinity of the project site. The California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (2003) and compendia of special status species published by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) were reviewed. In addition, the CDFG's California Natural Diversity Database was reviewed.

The MND stated that vegetation on the project site consisted of disturbed/ruderal, disturbed, and developed areas, as categorized by the CDFG. The disturbed/ruderal areas on the project site were characterized by agricultural crop rows with native and non-native weeds and shrubs. The dominant plant was the saltbush, with other species occurring throughout, including four-wing

saltbush, Bermuda grass, Jimson weed, red-stemmed filaree, sunflower, cheese bush, arrow weed, Russian thistle, bush seepweed, and salt cedar. The disturbed areas were characterized by grading and/or disking. This area was devoid of vegetation and consisted of bare ground. The developed area of the site consisted of paved areas and a man-made structure including a small, prefabricated warehouse and associated parking lot. This area was also devoid of vegetation.

The wildlife species found during the biological survey are associated with agricultural operations and disturbed/ruderal vegetation in low desert areas. No common reptile species, fish, or amphibian species were observed on the project site at the time the MND was written.

Special status plant species with a low potential to occur in the project area included chaparral sand-verbena and the Coachella Valley milk-vetch since marginally suitable habitat occurs within the project. Glandular ditaxis, California ditaxis, and slender wooly-heads had a moderate potential of occurrence at the site due to the presence of suitable habitat.

Five special status plant species had the potential to occur onsite, including one federally listed Endangered species, according to the MND. Therefore, spring botanical surveys for these species were required. The surveys were to be conducted during their appropriate survey “window” to determine their presence or absence on the project. If a substantial population of one of these species were found on the project, impacts on the population would require additional mitigation. If construction of the previous project was expected to commence prior to the survey window for the special status plant species, the project would have to address these species as potentially present and make a finding of potentially significant based on habitat suitability alone. This would require the development and implementation of mitigation measures prior to construction. This was indicated as BIO1 in the MND.

One special status wildlife species, the burrowing owl, was observed on the project site at the time the MND was written. Additionally, the Palm Springs round-tailed ground squirrel had the potential to occur on the project site when the MND was written. Therefore, the following mitigation measures were required in the MND:

BIO2: In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey shall be conduced prior to any clearing or grading activities.

Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire project site and in areas within approximately 500 feet of the project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

BIO3: If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31 (or until nests are no longer active as determined by a qualified biologist):

- Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and

- Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/100-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants.

If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location.

BIO4: Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:

- A minimum of three surveys conducted between May 1 and July 31.
- Each survey must be conducted from one hour after sunrise to four hours after sunrise.
- Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit.
- Wind speeds must be low.
- 100 percent of the study area must be covered, using walking transects spaced approximately 32 feet apart.

The MND determined that the previous project would not result in impacts to riparian habitat or other sensitive natural community. Additionally, the previous project would not result in adverse effects on federally protected wetlands, as defined by Section 404 of the Clean Water Act.

According to the MND, the City of Coachella's General Plan policies encouraged the preservation of the habitat areas of rare, threatened, and endangered wildlife and plant resources within open space areas. Future development proposals would be required to demonstrate compliance with General Plan policies. Therefore, the MND concluded that the previous project would not conflict with any local policies or ordinances protecting biological resources in the City.

At the time the MND was written, the Coachella Valley Association of Governments (CVAG) was preparing a Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) for the Coachella Valley region. The MSHCP and NCCP were developed to create large, interconnected preserves for special status species and their habitats while streamlining the regulatory process outside of the reserve areas. The involved agencies planned to accomplish this by providing a means to subsidize mitigation/compensation measures for species covered by the plan and satisfy applicable provisions of federal and state requirements. The payment of fees was the most common mitigation. Therefore, the MND required the implementation of mitigation measure BIO5.

BIO5: Adequate fees shall be paid according to the adopted MSHCP and NCCP shall it become adopted prior to project development.

The MND concluded that implementation of mitigation measures BIO1 through BIO5 would reduce biological resource impacts to less than significant.

Revised Project

The revised project intends to reconfigure the southern portion of the previous project. No additional grading or development beyond what was anticipated in the MND would occur. In its

existing condition the site has been largely developed and/or disturbed. As discussed in the MND, the site may provide suitable habitat for chaparral sand-verbena, Coachella Valley milk-vetch, glandular ditaxis, California ditaxis, and slender wooly-heads. However, currently the Coachella Valley MSHCP covers the Coachella Valley milk-vetch and mitigation is provided under the MSHCP through the payment of fees, which is deemed to be full compliance with mitigation measure BIO5 from the MND. The chaparral sand-verbena, glandular ditaxis, California ditaxis, and slender woolly-heads are not covered under the CVMSHCP. However, these species are not listed as rare, threatened, or endangered by either the state or federal governments and are not likely to occur onsite due to the largely disturbed (cleared vegetation and graded) character of the site. However, the revised project may be required to conduct a botanical survey (mitigation measure BIO1), similar to the MND, to determine the presence of these rare species. Therefore, the revised project would be required to implement mitigation measures BIO1 and BIO5**,** as called for in the MND. This would ensure impacts to the species would be less than significant with mitigation.

Although the site is largely disturbed and developed, the revised project would still be required to conduct surveys to determine the presence or absence of burrowing owls or the Coachella Valley round-tailed ground squirrel. Therefore, the revised project would be required to implement mitigation measures BIO2 through BIO4, as called for in the MND.

Similar to the MND, the revised project would result in no impact associated with sensitive habitat, riparian habitat, or other sensitive natural community, wetlands, or vernal pools as none of these resources were identified on the project site. Additionally, no impact was identified to any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors or nursery sites. No conflicts with local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance would occur under the revised project.

Major revisions to the MND are not required due to the proposed changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to biological impacts that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

V. *Cultural Resources*

58-Acre Kirkjan Project MND

The MND evaluated potential cultural resource impacts associated with the development of the 58-acre project site. The MND did not find prehistoric or historic resources on the project site. The records search through the Eastern Information Center (EIC) did not disclose any recorded prehistoric sites or isolates within or adjacent to the project site. The field survey also did not record any prehistoric resources. Additionally, no paleontological resources were identified through either the records search or the field survey. Therefore, the MND concluded that no impacts to paleontological resources would occur.

The records search through the EIC revealed that a structure appeared to fall within the parcel boundaries by 1941, but it was no longer present by the 1956 topographic map revision date. No historic sites or isolates had been recorded previously within or adjacent to the parcel. The field survey revealed the foundations of a small agricultural complex within the project boundaries, however, it was not considered to be a significant archaeological resource, and did not qualify for

the California Register of Historic Resources (CRHR). Monitoring during grading was recommended in the MND. This is indicated as CUL1, below.

CUL1: Prior to construction, the applicant shall hire a certified archaeologist to observe grading/major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City, for exploration and/or salvage.

The MND concluded that implementation of this mitigation measure would reduce cultural resource impacts to less than significant.

Revised Project

The revised project would not require construction beyond what was anticipated in the MND. While overall site layout is proposed to change, no additional grading beyond what was anticipated in the MND would occur. Similar to the MND, the revised project would result in no impacts to historic resources, as defined in Section 15064.5 of the CEQA Guidelines. This includes any object, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant.

As discussed in the MND, there is the potential for grading to impact significant archaeological resources. Therefore, the revised project would be required to implement mitigation measure **CUL1** as required in the MND. This would ensure impacts to cultural resources would be less than significant with mitigation, the same that was identified in the MND.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to cultural resources that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

VI. *Geology and Soils*

58-Acre Kirkjan Project MND

According to the MND, the project site is located within the seismically active southern California region. However, the MND concluded that the project was not located in an area zoned for the Alquist-Priolo Earthquake Fault Zone, and impacts would be less than significant. Additionally, the MND found that there were no faults, active or inactive, that traverse the project site, however, groundshaking could occur at the site. Therefore, the project was required to conform with all applicable City ordinances, as well as standard engineering practices and design criteria to reduce these impacts. The following mitigation was established for the project:

GEO1: All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone), as designated by the City's latest adopted edition of the Uniform Building Code.

The MND found that a majority of the City's Planning Area has a high generalized liquefaction potential, including the project site, due to the presence of alluvial sediment and shallow or semi-perched groundwater within 50 feet of the ground surface. Therefore, mitigation included ground improvement techniques to reduce the potential for liquefaction or utilizing "deep" foundation systems (i.e., compaction grouting, overexcavation of near surface soils; rammed aggregate piers; deep foundation systems such as driven piles) for the proposed structures. The following mitigation measures were established to reduce impacts of liquefaction to less than significant:

GEO2: Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.

GEO3: All grading, landform modifications, and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.

GEO4: Type 5 cement shall be used for all foundations and slabs on grade.

These mitigation measures reduced impacts of liquefaction and associated secondary effects (such as lateral spreading) to less than significant.

The soils onsite at the time the MND was written, included Gilman-Coachella-Indio soils. These soils are considered non-expansive. Therefore, impacts of expansive soils at the site are less than significant. In order to mitigate the loss of topsoil at the site, the MND concluded that development onsite would be subject to City codes and requirements for erosion control, grading, and soil remediation as recommended in the following measures.

GEO5: Precise grading plans shall include Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins, sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This Plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.

GEO6: As soon as possible following the completion of grading activities, exposed soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.

Finally, septic tanks or alternative wastewater disposal systems were not proposed at the project. Impacts are less than significant.

With the foregoing, the MND concluded that impacts regarding geology and soils at the site would be less than significant with the implementation of mitigation measures GEO1 through GEO6.

Revised Project

The revised project would not require grading or construction beyond what was anticipated in the MND. As such, no new or increased impacts related to geology and soils would occur. As discussed in the MND, compliance with the most current State building codes and regulations would ensure grading and development of the site reduces the impacts associated with geology and soils to less than significant, as concluded in the MND.

In addition to GEO1, the project shall comply with the most current seismic design coefficients and ground motion parameters and all applicable provisions of the California Building Code (CBC). Additionally, the proposed facilities were required to be constructed in a manner that reduced the risk of seismic hazards (Title 24, California Code of Regulations). Remedial grading and construction would reduce exposure of people or structures to adverse effects of seismic hazards to the greatest extent possible. All grading and construction plans were required to be reviewed and approved by the City. The implementation of GEO2 through GEO4 would ensure the foundation soils can support the proposed project. Impacts would be reduced to less than significant.

Additionally, the implementation of a Fugitive Dust Control Plan (as required by Chapter 8.20 in the City's Municipal Code) and a Storm Water Pollution Prevention Plan (SWPPP) during construction activities to reduce impacts of soil erosion at the site. Grading plans will be developed in compliance with the City's standards and will be reviewed by the City. These and the implementation of measures GEO5 and GEO6 would ensure erosion at the site would be less than significant.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to geology and soils that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

VII. *Hazards and Hazardous Materials*

58-Acre Kirkjan Project MND

The MND evaluated potential hazardous material impacts associated with the construction of the project site. The MND concluded that impacts would be less than significant.

As determined in the MND, hazardous materials are not typically associated with residential land uses. Minor cleaning products and the occasional use of pesticides and herbicides for landscape maintenance would be the extent of materials used. Therefore, the MND listed the following mitigation:

HAZ1: Any hazardous waste that is generated onsite shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal Laws.

A Phase I Environmental Site Assessment (ESA) was conducted to identify Recognized Environmental Conditions (RECs). RECs, as identified by the American Society for Testing and Materials (ASTM), is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The ESA

included a site inspection, an analysis of asbestos containing materials, lead based paints, adjacent properties, public records, historic RECs, and historical uses information.

The Phase I ESA was consulted to determine whether the project would 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. Based upon the results of the Phase I ESA, mitigations measures were recommended in order to reduce impacts to less than significant levels. These mitigation measures were listed in the MND as HAZ2 through HAZ11. HAZ2 through HAZ11 are briefly listed below. Please reference Appendix A for a complete list of mitigation measures.

HAZ2: All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, 1- and 5-gallon containers construction/irrigation materials, and former agricultural equipment, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ3: Soil sampling should be performed within the maintenance yard to characterize the extent of contamination associated with the surficial soil staining. Soil should be removed and disposed of at an appropriate landfill facility in accordance with state and federal requirements.

HAZ4: Soil sampling should occur throughout the project site, including the maintenance and staging area, to determine if pesticide concentrations exceed established regulatory requirements.

HAZ5: The terminus of all undocumented pipes should be defined. Should underground storage tanks (USTs) be present, the USTs should be removed and properly disposed of.

HAZ6: The location of the two former USTs should be defined, and soil sampling should be performed.

HAZ7: The onsite water well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells.

HAZ8: A visual inspection of the interior onsite structure is recommended. If hazardous materials are encountered, they should be properly tested.

HAZ9: Any transformers to be removed/relocated should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.

HAZ10: Asbestos-containing materials and lead-based paint may be present within the existing onsite structures and would need to be handled properly prior to demolition activities.

HAZ11: If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials the contractor shall:

- Stop work in the vicinity of the suspected contaminant, removing workers and the

public from the area.
- Notify the project engineer of the implementing agency.
- Secure the area as directed by the project engineer.
- Notify the implementing agency's hazardous waste/materials coordinator.

The MND concluded that with the implementation of mitigation measures HAZ2 through HAZ11, the project would result in less than significant impacts.

The MND determined that no existing or proposed school facilities were located within one-quarter mile radius of the project. Additionally, the project would not involve the use, storage, transport, and/or disposal of hazardous materials, and impacts would be less than significant.

The MND stated that governmental sources have been searched by EDR for sites within the project site and within an approximate one-mile radius of the site. The search discovered 18 regulatory sites located within one-mile radius of the project. A REC on the project site caused by one or more of these sites were considered to be low due to the groundwater flow direction, the distance and direction from the project, and/or the status of the identified site. Therefore, the MND determined that the implementation of the previously listed mitigation measures would reduce the impacts to less than significant.

The MND determined that the project site was not located within an airport land use plan or in the vicinity of a private airstrip. Therefore, the MND concluded that impacts would not be significant.

In addition, the MND determined that the project would not alter or impede an existing evacuation route and would not impair implementation of goals and policies of the City of Coachella, resulting in no impacts. The MND concluded that the previous project did not have the capacity to expose people or structures to wildland fires, and no impacts would occur.

The MND concluded that impacts to hazards and hazardous materials at the project site would be less than significant with the implementation of mitigation measures HAZ1 through HAZ11.

Revised Project

The revised project would not require grading or construction beyond what was anticipated in the MND, and would not change the allowable uses on the property from the previous project. As such, no new or more impacts related to hazards or hazardous materials would occur. As discussed in the MND, hazardous materials are not typically associated with residential land uses. Minor cleaning products and the occasional use of pesticides and herbicides for landscape maintenance would be the extent of materials used. Therefore, similar to the MND, the revised project will implement HAZ1 to ensure that materials used are disposed of properly.

Construction of the project was expected to involve the temporary management and use of potentially hazardous substances and petroleum products. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated controlled areas on a short-term basis. When handled properly by trained individuals and consistent with the manufacturer's instructions and industry standards, the risk involved with handling these materials would be considerably reduced. To prevent a threat to the environment during construction, the management of potentially hazardous materials and other potential pollutant sources would be regulated through the implementation of control measures required in the Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP requires a list

of potential pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best management practices are necessary for Material Delivery and Storage; Material Use; and Spill Prevention and Control. The measures outlined SWPPP documents require physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials, including paints, solvents, and petroleum products, must be stored in controlled areas and according to the manufacturer's specifications. In addition, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls, or silt fencing), and access restrictions (gates) would help prevent temporary impacts to the public and environment. Compliance with industry and manufacturer standards regarding the handling, use, delivery, and storage of hazardous materials would ensure impacts of accidental release or the handling of hazardous materials during construction and operation of the site would be less than significant.

The site, which has been partially developed and graded, shall be required to implement mitigation measures HAZ2 through HAZ11 to the extent applicable to the 27-acre site, to ensure hazardous materials are not located onsite prior to the construction of the project. Some mitigation previously recommended in the MND may not apply to the revised project since the site has undergone development, clearing of vegetation and previously existing structures and agricultural materials, and grading. Depending on whether the materials and previous uses identified in the Phase I ESA are still present onsite, some of the mitigation measures may not be applicable to the revised project if they have already been addressed during the previous development of the site or the hazardous materials are not present on the 27-acre site.

In addition, as discussed in the MND, the project site is not located within one-quarter mile of a school. Therefore, impacts would be less than significant. The project is not within an airport land use plan, or within two miles of an airport or airstrip. Therefore, there would be no impacts.

Implementation of the revised project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Similar to the MND, the site plan configuration of the revised project includes fire truck accessible drive aisles to ensure adequate emergency response access on-site. The proposed design would be subject to a standard review process by the Riverside County Fire Department to ensure that the site-specific emergency access, water pressure, and other pertinent criteria are met by the revised project. Less than significant impacts are expected.

The project is located outside of areas designed as Very High/High/Moderate Fire Hazard Severity Zone (FHSZ) for State and Federal Responsibility Areas, and Very High FHSZ for Local Responsibility Areas. The project is not located near wildlands and impacts were determined to be less than significant. The revised project will not result in additional grading or construction beyond the boundaries of the property analyzed in the MND. Therefore, impacts of wildfires would not be significant, similar to the MND.

With the implementation of mitigation measures HAZ1 through HAZ11, impacts of hazardous materials at the project site would be less than significant.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to hazards and hazardous materials that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

VIII. *Hydrology and Water Quality*

58-Acre Kirkjan Project MND

The 58-acre project setting evaluated by the prior MND was characterized as relatively flat land, primarily in a vacant condition, with the scattered presence of date palms, dirt roads, abandoned residential structures, and miscellaneous storage areas remaining from prior agricultural operations. The observed structures and palm trees were located on the north half of the site, while the southern half maintained a prevalent vacant condition. The project site was found to be absent of any naturally occurring drainage courses, streams, rivers, designated flood zones, or other features pertinent to a hydrologic setting. The surrounding context included a combination of undeveloped, agricultural, and residential uses, also absent of any hydrologic resources.

The prior MND analysis cited various regulatory requirements, permit coverages, and project-specific engineering design approvals necessary to adhere to the local hydrology and surface water quality standards, as well as the construction and post-construction compliance plans mandated under the National Pollution Discharge Elimination System (NPDES) framework (Section 402 of the Clean Water Act).

Specifically, the prior MND determined that the project proponent would be required to obtain coverage under the NPDES Construction General Permit for the extent of land disturbance. Preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) was also mandated to document the construction and post-construction practices for preventing surface water impacts. For the post-construction condition, the project proponent was required to prepare a Water Quality Management Plan (WQMP) to document the project's stormwater management and pollution source control from the residential land uses. The WQMP would be consistent with the grading and storm drain system designed to convey project runoff into on-site retention basins with the capacity to meet the City's hydrologic retention standards, therefore preventing stormwater runoff discharge. The storm drain system and site design identified two basin locations respective to the northern and southern portions of the project site.

The prior MND did not identify any deviation from the regulatory requirements and the associated stormwater controls. The required storm drain system inherent to the project and various forms of compliance documents were found to prevent the hydromodification concerns typically associated with land development activities, while the mitigation measures (HYD1 through HYD6) were aimed at ensuring that these standards were followed during construction and life of the project. It is worth noting that the prior mitigation measures for hydrology and water quality pertained directly to ensuring regulatory compliance, rather than mitigating for a substantive hydrology or surface water quality impact.

Therefore, with mitigation incorporated, the project of 232 residential units was found to result in less than significant impacts pertaining to groundwater resources and interactions with designated flood zones. Impacts to water quality standards, waste discharge requirements, groundwater resources, erosion, siltation, flooding, and stormwater discharge were also found to be less than significant.

Revised Project

Since the prior environmental review, the project setting has not incurred any substantial change in circumstances inconsistent with the project's planned residential uses. The 58-acre site has

undergone phased residential development in general conformity with such the entitlements and scope analyzed in the adopted MND. The construction progress to date includes street, utility, and storm drain infrastructure serving a total of 123 single-family dwelling lots generally occupying the northern 31 acres of the project site. Stormwater infrastructure for this area includes a storm drain system designed to capture and convey runoff to a constructed and operational 1.5-acre on-site retention basin. It is assumed that all constructed grading and storm drain plans underwent City review and approval for consistency with the runoff retention requirements. It is also assumed that the required SWPPP and WQMP were properly processed for the phase of development leading to the current condition.

The southern portion of the project remains undeveloped. Buildout of the project in this area will result in 107 single-family residential dwelling units with associated street, utility, and storm drain infrastructure in a site plan configuration generally consistent what was analyzed in the adopted MND. One minor change is that the project buildout would result in a total of 230 units versus the 232 units previously assessed. There are also minor revisions to the street layout. Buildout of the remaining area with the minor modifications would require the same categories of compliance plans and final engineering design approvals to comply with the NPDES, MS4, and City-specific engineering standards.

For the period of construction, a new SWPPP must be prepared, filed, and implemented to comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. This regulatory compliance plan will include measures to ensure that the remaining construction activities prevent surface water quality impacts. For post-construction (operational) conditions, additional documentation will be required in the form of a WQMP to comply with the most current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff* and the *Whitewater River Watershed MS4 Permit.* This WQMP will be subject to review and approval by the City for consistency with the Coachella Code of Ordinances, Chapter 13.16, Water Quality Control and other associated standards.

For the remaining residential buildout, the proposed storm drain system will convey runoff into an on-site retention basin, the location of which is consistent with the prior MND analysis. The remaining stormwater infrastructure will continue to provide adequate capacity to prevent uncontrolled runoff discharge. There is no aspect of the remaining residential buildout deviating from the prior analysis and regulatory requirements and the associated stormwater controls, including compliance with the previously adopted mitigation measures. Therefore, after following the regulatory program requirements designed specifically prevent hydrologic, stormwater and surface water impairments, the impacts resulting from the revised project would continue to be less than significant. The revised plans would not result in new or greater significance levels than those disclosed in the previous MND.

Therefore, Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to hydrology that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

IX. *Land Use and Planning*

58-Acre Kirkjan Project MND

The MND concluded that the project site would not divide an established community. At the time the MND was written, a majority of the area surrounding the project site was undeveloped. Additionally, the area was designated Low Density Residential. Therefore, the previous project was consistent with the General Plan land use designation and would not divide an established community.

The previous project proposed the approval of a zone change from Agriculture Transitional (A-T) to Residential Single Family (R-S). The A-T designation requires a minimum lot size of five acres. However, the R-S designation provides for a minimum lot size of 6,000 square feet. The zoning designation for the previous project would be allowed to develop a total of up to 348 lots. The previous project proposed 232 residential units (4 dwelling units per acre). The R-S zone would be consisted with the Low Density Residential land use designation. Therefore, the MND concluded that the project's zone change would be less than significant with the implementation of the following mitigation measure (article 030):

LAN1: The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - $50.00 per Dwelling Unit.

Additionally, the MND indicated that the Coachella Valley Association of Governments (CVAG) was preparing a Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) for the Coachella Valley region. The plans were created to protect special status species and their habitats while streamlining the regulatory process through the implementation of mitigation measures. Mitigation included the payment of fees as a standard condition of approval. The MND determined that with the payment of these fees, the project would not conflict with any applicable habitat conservation plan and less than significant impacts were expected (refer to mitigation measure BIO5).

The MND concluded that impacts to land use and planning would result in less than significant impacts with the implementation of mitigation.

Revised Project

The revised project would not create any new land use barriers, preclude the development of surrounding parcels, or otherwise divide or disrupt the physical arrangement of the surrounding established community, as the areas surrounding the project site are mostly developed and consist of residential buildings and uses. The site is designated as Low Density Residential by the City's General Plan. The existing zoning designation for the site is Residential Single Family (R-S). These land use and zoning designations would not change as a result of implementing the revised project. In addition, the revised project would not consist of components that would conflict with any applicable habitat conservation plans or natural conservation plans and will be required to pay development fees to support the acquisition of conservation lands of the CVMSHCP.

No new or more severe impacts associated with land use and planning would occur as a result of implementing the revised project. Major revisions to the MND are not required due to changes to

the project as there have been no substantial changes in the project or its surrounding circumstances relating to land use that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

X. *Mineral Resources*

58-Acre Kirkjan Project MND

The MND concluded that the previous project would result in no impacts to mineral resources. Per the MND, no classified or designated mineral deposits of statewide or regional significance are known to occur within the project area. The MND determined that the project site is designated as MRZ-1, therefore, the project would not result in the loss of availability of any known mineral resource valuable to the region or to the residents of the state. No impacts were identified in the previous MND.

Revised Project

Similar to the previous project, under the revised project it would not be feasible to use the project site for mining operation due to the site's zoning and land use designation. Additionally, the site is surrounded by existing residential communities. The City's General Plan does not identify the project site as an existing or past extraction site. Therefore, implementation of the revised project would result in no impacts related to the loss of local, regional, or state mineral resources, similar to the MND.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to mineral resources that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XI. *Noise*

58-Acre Kirkjan Project MND

The MND concluded that the project would result in short term impacts related to noise. However, these impacts can be reduced to less than significant levels with the implementation of mitigation measures.

As detailed in the MND, construction activities of the project were expected to generate short-term noise increases compared to the existing levels. Construction crew commutes and the transport of construction equipment and materials to the site would increase noise levels on access roads leading to the site. The MND determined that short-term construction related impacts associated with worker commute and equipment transport to the project would be less than significant. Short-term noise impacts would also be associated with excavation, grading, and erecting of buildings onsite during construction. Therefore, the MND established the following mitigation measures for the previous project:

N1: During all project site excavation and grading, the project coordinator shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

N2: The construction contractor shall place all construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

N3: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Additionally, construction of the previous project was required to occur within the construction hours specified in the City's Noise Ordinance. With this, and the implementation of the mitigation measures, the MND concluded that the project would not result in significant impacts to noise. The MND also stated that the construction noise would not occur once construction of the project was completed.

The MND determined that the previous project would result in minimal groundbourne vibrations or noise that would not be considered excessive. The MND concluded that impacts would be less than significant.

The MND analyzed whether the previous project would create substantial permanent increase in ambient noise levels. The MND concluded that the project would result in less than significant impacts to ambient noise levels by comparing long-term (mobile) sources and long-term (stationary) sources.

The MND determined that the project is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, the MND concluded that there would be no impacts.

Revised Project

The revised project would not require grading or construction beyond what was anticipated in the MND, nor would it change the allowed uses within the project site. No additional grading beyond what was anticipated in the MND would occur. As such, no new or more impacts related to noise would occur. Impacts would be less than significant, similar to the MND.

Similar to the MND, construction activities associated with the revised project are only permitted within the construction hours established by the City. During construction, the revised project will be subject to mitigation measures N1 through N3, and is also expected to follow common industry standards that will help limit noise level increases. For example, all construction equipment, fixed or mobile, should be equipped with properly operating and maintained mufflers and the engines should be equipped with shrouds. Approved haul routes shall be used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations. All construction equipment shall be in proper working order and maintained to reduce backfires. Similar to the MND, construction noise generated by the revised project is expected to be less than significant with the implementation of N1 through N3, as established in the MND.

Operation of the revised project is the same as the operations analyzed in the MND. While the revised project would result in an increase in noise levels compared to the existing partially undeveloped condition, the nature of the residential uses are not expected to result in the generation of noise levels that would surpass the community noise and land use compatibility standards.

In regard to noise generated by project traffic, the revised project would not introduce a substantial amount of additional vehicle travel to the site. The revised project would not significantly alter on- or off-site noise generation, as the proposed uses would be similar to the existing uses in the surrounding area and the lot count would be less than that analyzed in the previous MND.

Similar to the MND, noise levels associated with the revised project would not conflict with the City's Noise Ordinance or the General Plan noise standards, resulting in less than significant impacts. Additionally, the revised project is not located within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. Therefore, there would be no impacts.

With the implementation of mitigation measures N1 through N3, the revised project would result in less than significant impacts.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to noise that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XII. *Population and Housing*

58-Acre Kirkjan Project MND

The MND concluded that the project could induce population growth in the area both indirectly and directly. The development of new homes, as determined in the MND, would result in population growth directly, while the development of roads and other infrastructure would induce population growth indirectly.

According to the MND, the increase of 232 housing units at the site would result in a population increase of 1,114 persons. However, the MND determined that the project would decrease the existing housing shortage in the City, and impacts would be less than significant.

Due to the vacant character of the site, the MND determined that the site would not displace any existing housing or require replacement housing. Therefore, the MND concluded that there would be no impact to replacement housing as a result of the project.

Revised Project

The revised project would not displace any existing housing units or people, as the site is vacant and located in the Low Density Residential land use designation, established by the City of Coachella. The previous project proposed 232 dwelling units, while the revised project would result in the total development of 230 dwelling units. The revised project would not result in any substantial increase or decrease of population as analyzed in the MND. Therefore, similar to the MND, impacts to population growth would be less than significant.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to population growth that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XIII. *Public Services*

58-Acre Kirkjan Project MND

The MND found that impacts to fire protection, police services, and schools would be less than significant.

Development of the project increases demand on fire services, however based on the site proximity to the City's existing fire stations, the project was determined to be adequately served without the expansion of a new fire facility and adequate response times would be met. Additionally, the project was required to implement all applicable and current California Fire Code Standards. This included the installation of fire hydrants as well as sprinkler systems inside the buildings. Furthermore, the project was required to be reviewed by City and Fire officials to ensure adequate fire service and safety as a result of project implementation. Therefore, the MND concluded that less than significant impacts were expected.

Although the project required additional demand for police services, the demand was not expected to hinder the City's ability to provide police protection services and adequate response times would be met. Furthermore, the project was required to be reviewed by City and Police officials to ensure adequate police service and safety as a result of project implementation.

The proposed project would result in an increase in students attending Kindergarten to 12th grade in the Coachella Valley Unified School District (CVUSD). Per the MND, developers would be required to pay school impact fees, as authorized by State law, in order to reduce impacts resulting from new development. The payment of school fees is considered full mitigation of new development impacts on schools, according to the MND.

PS1: The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.

The previous project proposed the development of 232 residential dwelling units. Per the MND, the City required new residential development to dedicate land or fees in lieu of park and recreation facilities in order to achieve a standard of five acres of park space/open space per 1,000 people. The previous project was required to comply with the following mitigation measure.

PS2: The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

The MND concluded that due to the size of the previous project, the project would not significantly affect other governmental agencies or facilities.

The MND determined that the project would result in less than significant impacts to public services with the implementation of PS1 and PS2.

Revised Project

Similar to the MND, the revised project would result in less than significant impacts to public facilities with implementation of mitigation measures PS1 and PS2. The revised project would result in less than significant impacts to fire protection, police services, and school facilities, similar to the proposed project. Therefore, the revised project will be required to comply with the City's

Development Impact Fees (DIF) to assist with the funding of public facilities and services, including fire and police services. The revised project would also be required to pay developer impact fees to the CVUSD to assist in offsetting impacts to school facilities. The developer impact fees for the District have increased since the time the MND was written. Currently, fees are $4.08 per square foot for residential, and $0.66 per square foot for commercial. The revised project would be required to pay the most current fees. Additionally, the project would be required to pay park assessment fees as established in mitigation measure PS2. However, with the payment of the DIFs for public facilities and services, and developer impact fees for the school facilities and parks, the revised project would result in less than significant impacts to public services, similar to the previous project.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to public services that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XIV. *Recreation*

58-Acre Kirkjan Project MND

The MND concluded that with the implementation of mitigation measure PS2, the project would not result in significant impacts to parks. The payment of Quimby Act Fees would mitigate the impacts of the City's recreational facilities. As such, the MND concluded that the project would result in less than significant impacts to recreational facilities in the City of Coachella with the implementation of PS2.

Revised Project

The revised project proposes residential dwelling units. Similar to the MND, the revised project would be required to implement PS2, to reduce impacts to park facilities within the City of Coachella.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to parks that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XV. *Transportation*

58-Acre Kirkjan Project MND

The 58-acre project setting evaluated by the prior MND was characterized as relatively flat land, primarily in a vacant condition, with the scattered presence of date palms, dirt roads, abandoned residential structures, and miscellaneous storage areas remaining from prior agricultural operations. The observed structures and palm trees were located on the north half of the site, while the southern half maintained a prevalent vacant condition. The surrounding context included a combination of undeveloped, agricultural, and residential uses.

A project specific Traffic Impact Analysis was prepared by RBF Consulting.

The proposed 58-acre Project site consisted of 232 single-family dwelling units in the City of Coachella. As part of the proposed Project, the following improvements were planned for Avenue 50 and Avenue 51:

- An additional eastbound lane on Avenue 50 will be constructed along the Project site frontage.
- An additional westbound lane on Avenue 51 will be constructed along the Project site frontage.

The Institute of Transportation Engineers (ITE) trip generation rates were used to calculate the number of trips forecast to be generated by the proposed Project. The proposed Project was forecast to generate approximately 2,220 daily trips, which included approximately 179 a.m. peak hour trips and approximately 237 p.m. peak hour trips.

Two study intersections were forecast to operate at an unacceptable LOS (LOS D or worse) according to City of Coachella performance criteria for forecast year 2005 with Project conditions:

- Van Buren Street/Avenue 50 (p.m. peak hour only); and
- Frederick Street/Avenue 50 (p.m. peak hour only).

To eliminate the forecast year 2005 with Project conditions deficiencies at the two study intersections, the following mitigation measures were recommended:

- Van Buren Street/Avenue 50 -Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/ right-turn lane to consist of one left-turn lane, one through lane, and one shared through/ right-turn lane.
- Frederick Street/Avenue 50 -Modify westbound Avenue 50 approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/ right-turn lane.

Assuming implementation of the recommended mitigation measures, the two study intersections are forecast to operate at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours for forecast mitigated year 2005 with Project conditions.

The Project applicant’s payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program For Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures. Implementation of the recommended mitigation measures would reduce impacts to a less than significant level.

All study intersections were forecast to operate at an acceptable LOS (LOS C or better) according to City of Coachella performance criteria for forecast General Plan buildout with Project conditions. No mitigation measures are required for forecast General Plan buildout with Project conditions and therefore, impacts would be less than significant in this regard.

The following Mitigation Measures were included in the previous MND:

TR1 The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program For Traffic Signals shall pay for the Project's fair

share contribution to the identified mitigation measures as follows: Van Buren Street Avenue 50 -Modify eastbound Avenue 50 approach from one left-turn Lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/ right-turn lane. Frederick Street/Avenue 50 -Modify westbound Avenue 50 approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/ right-turn lane.

TR2 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows: The approved development impact fee for Traffic Signal be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be as follows: Building - $192.00 per dwelling unit.

TR3 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time the permits are issued as a mitigation of the environmental impacts associated with this project. The fee shall be as follows: Buildings - $422.00 per dwelling unit.

TR4 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigation for environmental impacts associated with the project. The fees shall be as follows: Bus Shelters - $50.00 per dwelling unit.

TR5 Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.

Following compliance with Mitigation Measures and Standard Conditions including adjacent roadway improvements and payment of TUMF and Development Impact Fees, the project was expected to result in an acceptable increase in traffic levels on the local roadways and less than significant impacts were expected.

Revised Project

The southern portion of the project remains undeveloped. Buildout of the revised project in this area will result in 107 single-family residential dwelling units with associated street, utility, and storm drain infrastructure in a site plan configuration generally consistent what was analyzed in the adopted MND. The revised project includes a change to the proposed lots. The project buildout would result in a total of 230 units versus the 232 units previously assessed. There are also minor revisions to the street layout. Buildout of the remaining area with the minor modifications would require the same categories of compliance plans and final engineering design approvals to comply with City-specific engineering standards.

While the revised project would result in an increase in traffic levels compared to the existing undeveloped condition, the proposed residential lots are not expected to result in the generation of traffic levels that would surpass the City of Coachella standards.

The revised project would not introduce a substantial amount of additional vehicle trips. The revised project would not result in increased vehicular conflicts, as the proposed uses would be similar to the prior proposed uses and existing uses in the surrounding area. Following compliance with Mitigation Measures and Standard Conditions including adjacent roadway improvements and payment of TUMF and Updated Development Impact Fees, the project is expected to result in less than significant impacts similar to the previous project.

Since approval of the previous project and the MND, the State of California has changed the methodology for evaluating transportation-related impacts from a traffic congestion/level of service analysis, to an analysis of how the project will affect the vehicle miles traveled in the area. In this case, the revised project does not change the previously approved residential uses and it reduces the total number of homes by two. Accordingly, the revised project would not alter the projected vehicle miles traveled in the area, and would not have an impact different than the previous project.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XVI. *Utilities and Service Systems*

58-Acre Kirkjan Project MND

The MND determined that the project would result in less than significant impacts to utilities and service systems including water infrastructure and supply, wastewater infrastructure, stormwater infrastructure, or solid waste facilities.

According to the MND, the Coachella Sanitary District (CSD) was responsible for the provision of wastewater treatment facilities that served the project site. The exiting sewer collection system was composed of small diameter pipe larger diameter pipes serving as interceptors at Harrison and Highway 111; east and west between Avenue 52 and Avenue 53; parallel to the stormwater channel north of Avenue 54; and in Avenue 54 from Van Buren to the existing wastewater treatment plant (WWTP). The WWTP had a designed capacity of 2.8 million gallons per day (MGD). The MND determined that the previous project (58 acres) would generate approximately 37,468 gallons of wastewater per day, which is approximately 0.1 percent of the anticipated increase in wastewater generation upon buildout of the City. Therefore, the MND concluded that

the previous project would not result in significant impacts to wastewater facilities. However, the MND required the following mitigation:

UTIL1: All required sewer improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans, and other plans within the project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.

At the time the MND was written, the Coachella Municipal Water Department provided the City, and the project site, with potable water. The MND determined that the previous project (58 acres) would increase water demand by 65,018 gallons of water per day, which represents approximately 0.5 percent of the anticipated increase in water demand upon buildout of the City General Plan. Therefore, the MND concluded that development of the previous project would not result in significant impacts to water facilities.

According to the MND, the previous project was subject to requirements of the NPDES that would reduce impacts to the storm water drainage systems. Additionally, storm drain improvements were required to be subject to City review and approval. The following mitigation was established in the MND to ensure storm water drainage impacts remain at or below existing levels:

UTIL2: Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Department, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used onsite to control predictable pollutant runoff.

The MND determined that demolition and construction activities associated with the previous project would generate construction debris and waste. Post-development operations resulting from development of 232 single family residential units would further increase the volume of solid waste generated from the project. Based upon the generation factor used in the MND (2.27 pounds per person per year), the previous project would generate approximately 2,529 pounds (1.1 tons) of solid waste per year. The addition of 1.1 tons of solid waste represented 0.8 percent of the anticipated solid waste generated from buildout of the City General Plan area. In addition, the volume of the previous project's solid waste, ultimately disposed of at the landfills would be reduced due to the requirement of AB 939. Therefore, the MND concluded that the project would result in less than significant impacts.

Revised Project

Similar to the findings in the MND, the revised project would not result in significant impacts to utilities and service systems. The revised project would not require grading or construction beyond what was anticipated in the MND and would not change the allowable uses. No additional grading beyond what was anticipated in the MND would occur. As such, no new or more severe impacts related to utilities and service systems would occur.

Similar to the MND, wastewater generated by the revised project is expected to be minimal. The revised project is not expected to exceed wastewater treatment requirements of the State Regional Water Quality Control Board (SRWQCB) (Colorado River Basin). In addition, City and other local and governmental agency review will ensure compliance with all current and applicable wastewater treatment requirements. Similar to the MND, the revised project proposes to connect to existing waste and sewer infrastructure. The revised project would undergo review by the Coachella Water Authority (CWA) and City staff to ensure wastewater capacity and compliance

with the current wastewater treatment requirements. Additionally, sewer installation and connection fees in place at the time of development will be collected by CWA. No new or expanded treatment facilities are anticipated from project implementation. Similar to the previous project, the revised project would result in less than significant impacts to wastewater treatment facilities with implementation of mitigation measure UTIL1.

In regard to new stormwater drainage facilities, the revised project would be expected to incorporate storm drain and flood control facilities to prevent changes to local drainage conditions (patterns, quantities, or velocities) and adverse erosion and sedimentation impacts, and would comply with mitigation measure UTIL2. The revised project's site plan indicates that stormwater runoff from the project, including hardscape, would be carried to a retention basin in the southeast corner of the site. The basin would be sized to contain the largest increase in runoff volume between the pre- and post-construction condition caused by the controlling storm event. Only runoff in excess of the storm drain system capacity would be conveyed off-site in a pattern that does not cause erosion or siltation conditions.

Like the previous project, the revised project will be required to comply with all construction requirements and best management practices through the life of the project. Standard engineering procedures currently in place require that all final grading and hydrology plans be submitted to the City of Coachella for review and approval prior to the issuance of a grading permit. This is indicated as mitigation measure UTIL2, resulting in less than significant impacts, similar to the previous project.

In regard to water supply, the revised project would be expected to follow water conservation guidelines to mitigate impacts to public water supplies. Examples of these water conservation methods include water conserving plumbing fixtures, drought tolerant landscaping, and drip irrigation systems. The revised project proposes to connect to the existing water lines. Additional domestic water improvements necessary to serve this development will be identified by CWA and included as conditions of approval by the City of Coachella during the City's standard review process. Less than significant impacts to water supply are expected.

In regard to landfill capacity, solid waste generated by the revised project would consist of standard household/office waste. Residential waste and recycling collected from the revised project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. CalRecycle data indicates that these landfills have 40-50% of their remaining estimated capacity. Additionally, solid waste generated by residential dwelling units would be minimal. Less than significant impacts to solid waste are expected. Additionally, the revised project would comply with all applicable solid waste statutes and guidelines. No impacts are expected relative to solid waste statues and regulations.

Major revisions to the MND are not required due to changes to the project as there have been no substantial changes in the project or its surrounding circumstances relating to utilities and service systems that would require major MND revisions; and there is no new information showing greater significant effects than disclosed in the previous MND.

XVII. *Mandatory Findings of Significance*

58-Acre Kirkjan Project MND

The MND found that the 58-Acre Kirkjan Project would result in potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation and traffic, and utilities and service systems. As previously described, all of these impacts were reduced to below a significant level with the implementation of mitigation measures.

All other project impacts were found to be less than significant without mitigation, and no deficiencies related to the City's General Plan were found to occur. The project would not result in environmental effects that would cause a substantial adverse effect on human beings either directly or indirectly.

Revised Project

Similar to the previous project analyzed in the MND, the revised project would result in potentially significant impacts, however, these impacts would be reduced to less than significant through implementation of the mitigation measures outlined in the MND. No additional impacts were identified as a result of the revised project, and no deficiencies were identified related to the City's General Plan as a result of the residential project revisions.

Sources

City of Coachella General Plan

City of Coachella Municipal Code

Riverside County General Plan (RCIP), adopted October 7, 2003

ENVIRONMENTAL INITIAL STUDY N0. 04-05
MITIGATED NEGATIVE DECLARATION
CHANGE OF ZONE NO. 04-04
TENTATIVE TRACT MAP NO. 32075

58-Acre Kirkjan Project

LEAD AGENCY:

City of Coachella
1515 Sixth Street
Coachella, California 92236
Contact: Mr. Gabriel E. Papp
Director of Community Development
(760) 398-3102

CONSULTANT:

RBF CONSULTING

14725 Alton Parkway
Irvine, California 91764
Contact: Mr. Eddie Torres, Project Manager
Environmental Services
(949) 855-3612

April 27, 2004

JN 20-100472

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(Bound Under A Separate Cover)

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B. Traffic Impact Analysis

C. Biological Resources Assessment

D. Air Quality Assessment

E. Cultural Resources Assessment

F. Noise Modeling

1.0 INTRODUCTION

Following preliminary review of the proposed Kirkjan project (Project), the City of Coachella (City) has determined that the proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with the development of 232 single-family residential uses on 58 acres.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR), the City of Coachella, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed project would have a significant environmental impact. 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 for that project. Such 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 (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately selected by the City of Coachella 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 other discretionary approvals would be required.

The environmental documentation and supporting analysis is subject to a public review period. During this review, public agency comments on the document relative to environmental issues should be addressed to the City of Coachella. Following review of any comments received, the City of Coachella will consider these comments as a part of the project's environmental review and include them with the Initial Study documentation and administrative record for consideration by the City of Coachella.

1.2 PURPOSE

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of the project; (5) provide documentation of the factual basis for the finding in a Negative Declaration that a project would not have a significant environment effect; (6) eliminate needless EIRs; and (7) determine whether a previously prepared environmental document could be used for the project.

Section 15063 of the State CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include: (1) a description of the project, including the location of the project; (2) an identification of the environmental setting; (3) 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; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

1.3 CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for the Project, the Lead Agency is directed to consult informally with all Responsible Agencies and Trustee Agencies that are responsible for resources affected by the Project, in order to obtain the recommendations of those agencies as to whether an EIR or Negative Declaration should be prepared for the Project. Following receipt of any written comments from those agencies, the Lead Agency would consider any recommendations of those agencies in the formulation of the recommended mitigation measures. The City will consider recommendations from Responsible Agencies, Trustee agencies and other parties as part of the IS/MND 30-day public review period. As stated in the Notice of Availability, CEQA requires that any Responsible or Trustee agencies provide comments relative to their statutory area of responsibility, and that any recommended mitigation measures include recommended monitoring requirements and suggestions for potential feasible Project alternatives. The City has experience in successfully working with the various affected public agencies, and will also consult with and/or secure applicable permits or approvals from the necessary agencies as part of Project implementation (see Section 3.1 for a listing of other anticipated permits or approvals).

1.4 INCORPORATION BY REFERENCE

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines, to eliminate the need for inclusion of voluminous engineering and technical reports within the EIR. Of particular relevance are those previous EIRs that present information regarding descriptions of environmental settings, future development-related growth and cumulative impacts. This Initial Study/Mitigated Negative Declaration has incorporated by reference the *City of Coachella General Plan Environmental Impact Report, the City of Coachella General Plan,* and the *County of Riverside Comprehensive General Plan.* These planning and environmental clearance documents include background information regarding environmental conditions, as well as policies and information related to the proposed Project. These documents were utilized throughout this Initial Study/Mitigated Negative Declaration and are available for review at the City of Coachella Community Development Department, located at 1515 Sixth Street, Coachella, California, 92236.

City of Coachella General Plan 2000 Environmental Impact Report (SCH #96071011), March 1997

The City of Coachella General Plan 2000 EIR presents environmental impacts and mitigation measures in order to ensure successful implementation of the Coachella General Plan. The study area for the General Plan EIR includes the incorporated City of Coachella, its Sphere of Influence (SOI), and other surrounding areas that could ultimately become part of the City and therefore have an effect on the planning process in the City. The boundaries of the Planning

Area were chosen by the City to assure that adequate data would be available for analyzing the future growth of the City and its environs, and for the analysis of future services and infrastructure, circulation and traffic, compatibility of land uses in outlying areas and environmental concerns. The lands included within the Planning Area boundary were not limited to those included within the City of Coachella's currently adopted SOI. The areas included were chosen based upon their importance to Coachella's future. The availability of environmental and general planning data for the whole planning area assures the ability to respond to future issues with consistent information. The General Plan environmental analysis included biological and archaeological information for the General Plan Study Area. The General Plan EIR identified unavoidable significant impacts for the following areas; land use; biotic resources; air quality; noise; water consumption; energy and educational facilities.

City of Coachella General Plan 2000

The City of Coachella General Plan 2000 is a policy planning document which provides a long-range, comprehensive plan for the physical development of the jurisdiction and any land outside its boundaries which the agency deems relevant for planning purposes. The General Plan for the City is a compilation of the goals, policies, and objectives that will guide the physical development of the City, and in those areas which the City considers within its planning purview (i.e., existing spheres of influence and surrounding study area). The 2000 General Plan expresses community development goals for the distribution of future land uses.

County of Riverside Comprehensive General Plan, Amended through December 1989

Riverside County, an area of 7,310 square miles, stretches from the Colorado River, 200-miles west to the Los Angeles metropolitan area and to within 10 miles of the Pacific Ocean. Riverside County includes 19 incorporated cities, dozens of unincorporated communities, and substantial amounts of state and federally controlled areas such as parks, wildlife areas, and other public lands. The Comprehensive General Plan is designed to provide an administrative guideline for the County in providing services for the residents of the County. This is accomplished through the County's implementation of the General Plan's Administrative Element and the programs located in the other Elements of the Plan. The Comprehensive General Plan is also used to determine appropriate land uses for sites located within the County. In conjunction with this use, development proposals are reviewed for consistency with the Comprehensive General Plan.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION/SETTING

The City of Coachella is located in the southwestern portion of the Coachella Valley in eastern Riverside County, California (refer to Exhibit 1, *Regional Vicinity Map*). The Coachella Valley straddles the southern edge of the Mojave Desert and the northern edge of the Colorado Desert. The 58-acre Project site is located in the western portion of the City of Coachella and is bounded by Avenue 50 to the north, vacant land and Frederick Street to the east, Avenue 51 to the south and vacant land and Van Buren Street to the west (refer to Exhibit 2, *Site Vicinity Map*). The Project site is west of State Route 86 (SR-86) and approximately 1.5 miles southwest of Interstate 10 (I-10). The Project site is currently zoned Agriculture Transition (A-T).

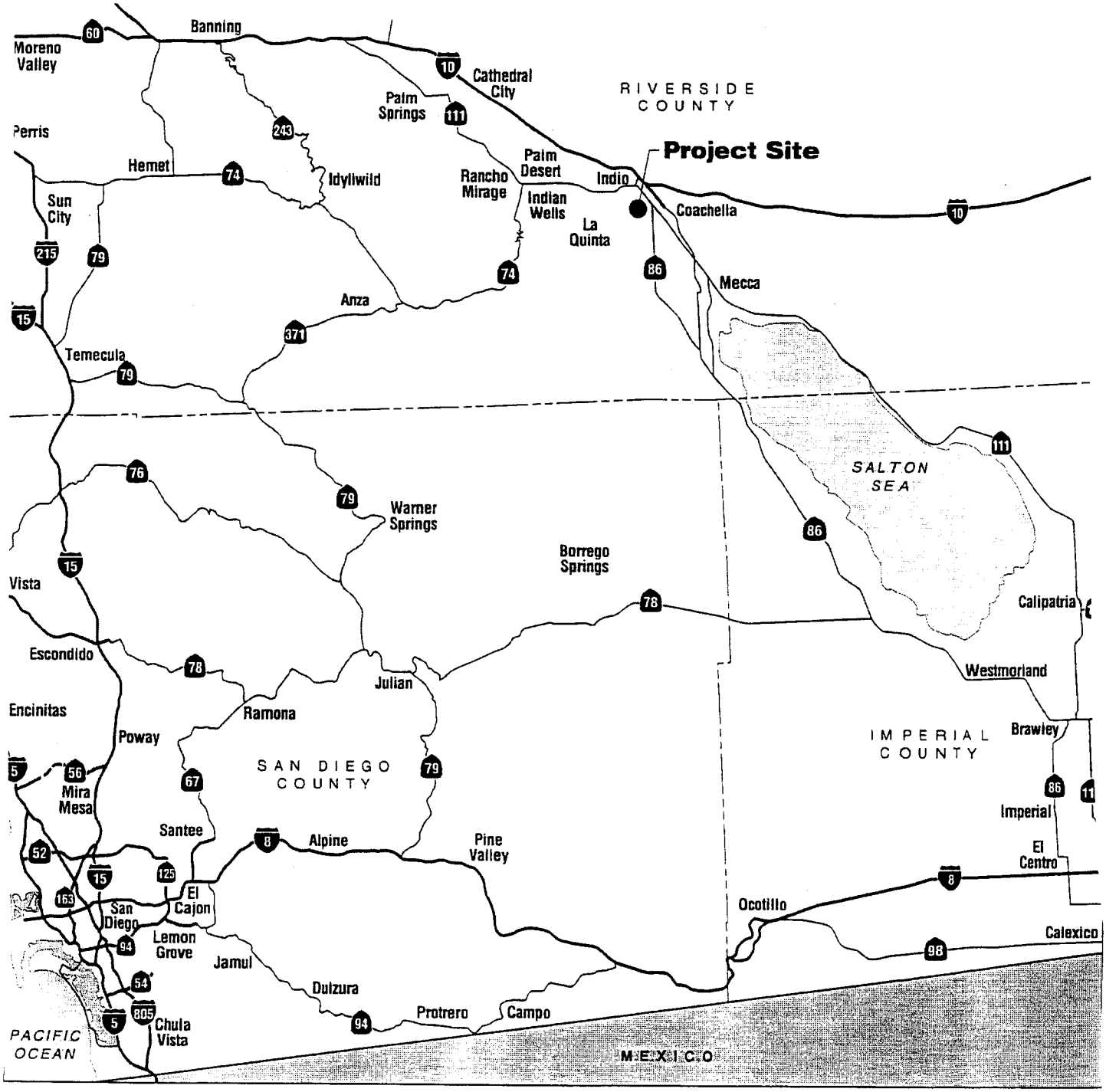
2.2 PROJECT CHARACTERISTICS

The proposed Project would involve redesignating the Project site to R-S (Residential Single-Family Zone), in order to be developed with 232 single-family dwelling units (refer to Exhibit 3, *Preliminary Site Plan*). Site access is proposed at one full-access location and two right-in-right-out only access locations on Avenue 50 and one full-access location on Avenue 51.

2.3 PROJECT PHASING

The proposed Project is anticipated to begin construction in early 2005. The Project would be developed in one phase and is anticipated to take approximately 12 months for completion.

Exhibit 1, *Regional Vicinity Map*



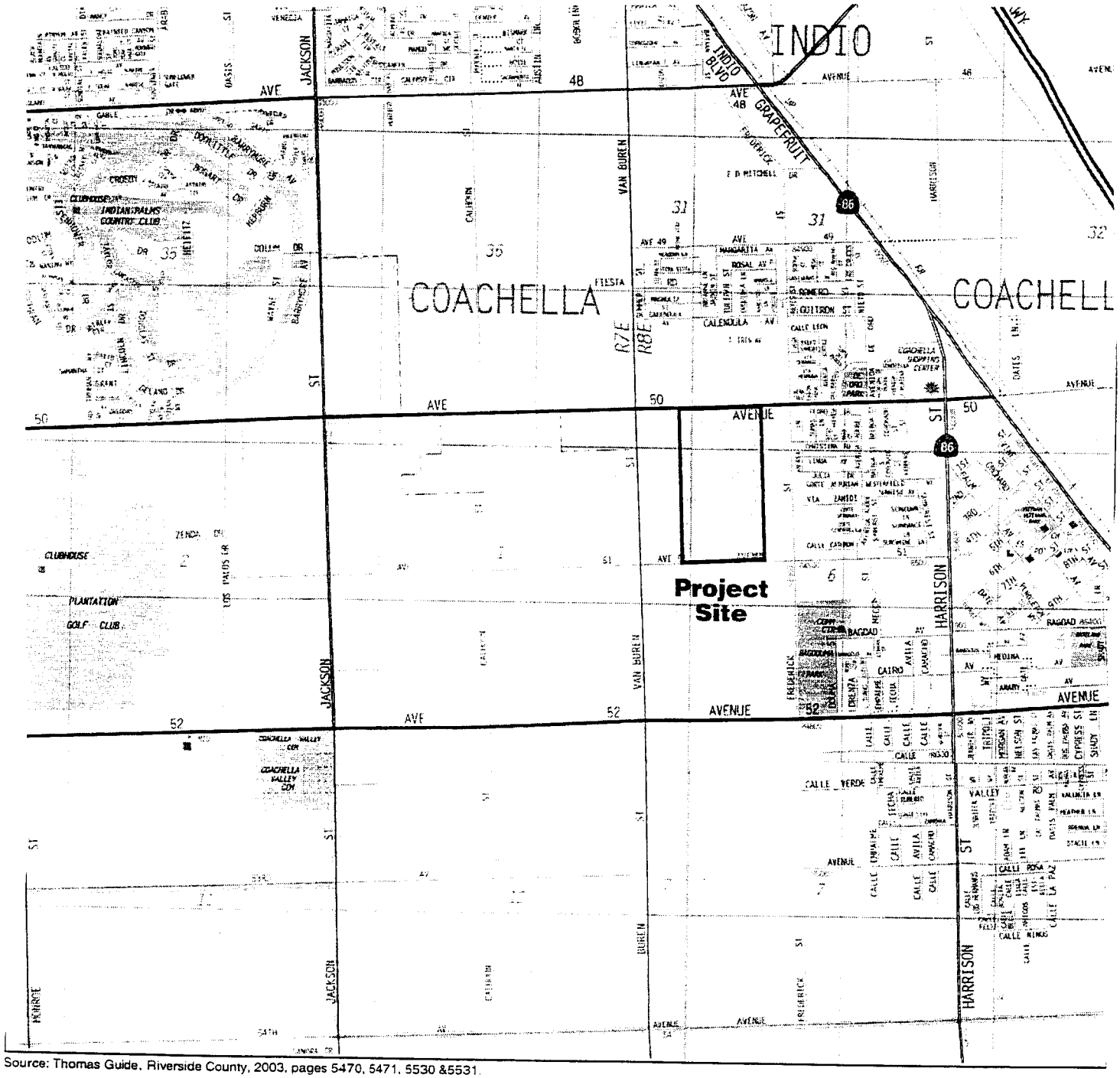
RBF CONSULTING

0 10 14 miles
APPROXIMATE

12/19/03 JN 20-100472-10753

KIRKJAN PROJECT
Regional Vicinity
Exhibit 1

Exhibit 2, *Site Vicinity Map*



Source: Thomas Guide, Riverside County, 2003, pages 5470, 5471, 5530 &5531.

RBF CONSULTING

0 2500'
APPROXIMATE

12/22/03 JN 20-100472-10753

KIRKJAN PROJECT
Site Vicinity
Exhibit 2

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

CHANGE OF ZONE

BEING A PORTION OF THE NORTHWEST QUARTER
OF SECTION 1, T.8S., R.7E., SAN BERNARDINO MERIDIAN

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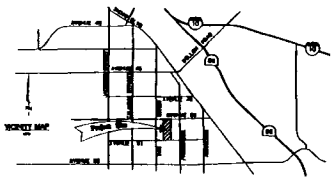
APRIL, 2004



EXISTING SINGLE FAMILY HOUSE

EXISTING A-T

AVENUE 51

EXISTING A-T
PROPOSED R-S
APPROX. 58.05 ac

AVENUE 50

EXISTING A-T

TRACT 30018
EXISTING R-PUD

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

PRELIMINARY WATER AND SEWER PLAN
TENTATIVE TRACT MAP NO. 32075

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, T.6S., R.7E., SAN BERNARDINO MERIDIAN

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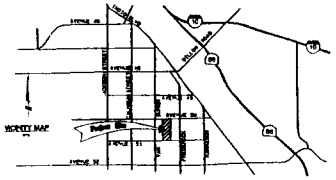
APRIL, 2004



APPLICANT
WESTMOUNT PROPERTIES, LLC

OWNER
WESTMOUNT PROPERTIES, LLC

LEGAL DESCRIPTION

EASEMENT NOTES

LEGEND

ASSESSOR'S PARCEL NO.

THOMAS BROTHERS GUIDE

ZONING DATA

LAND USE

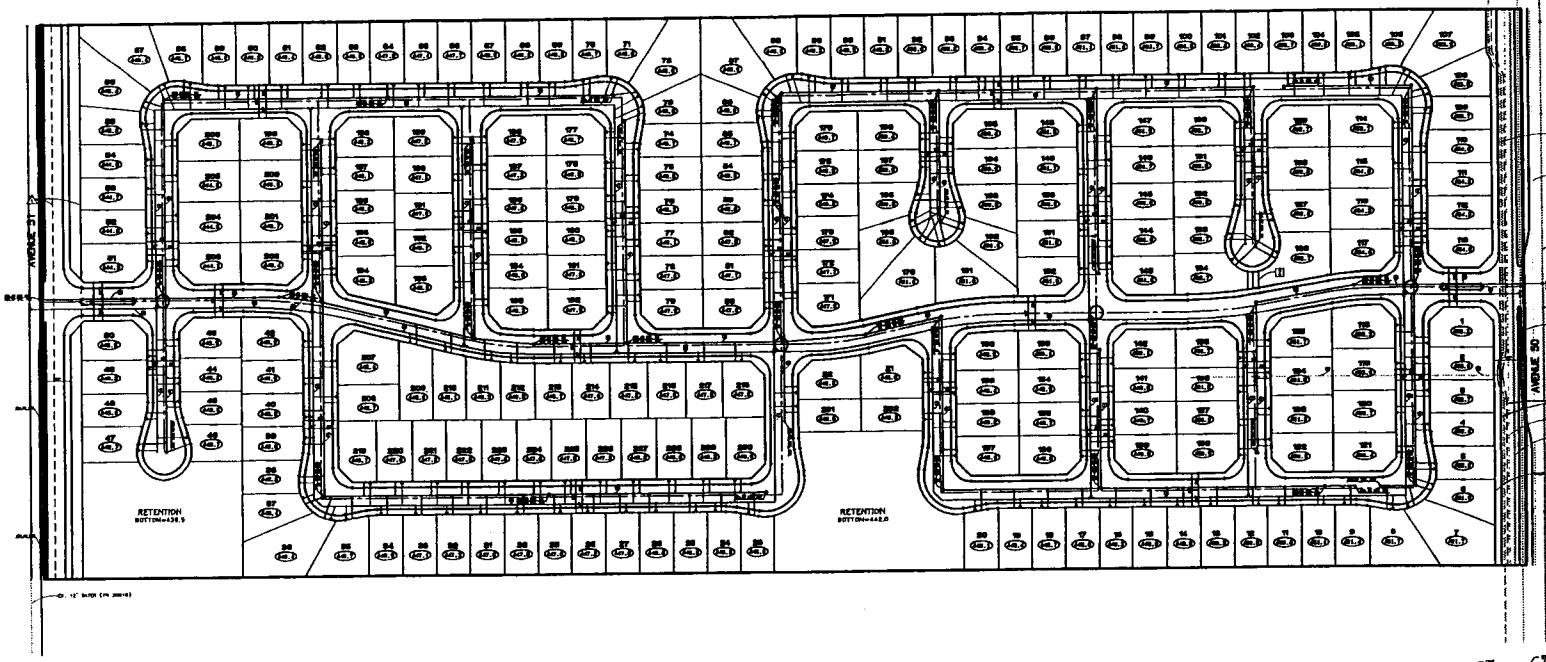
FLOOD ZONE

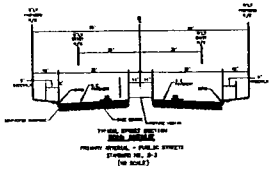
UTILITIES/SERVICES

ACREAGE TABLE

GROSS ACREAGE

LOT TABULATION

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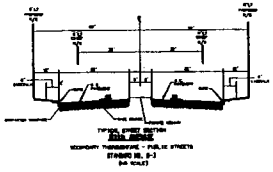
MAIN ENTRY
PRIMARY ARTERIAL - PUBLIC STREETS
STANDARD NO. 2-1
(NO SCALE)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COLLECTORS
SECONDARY THOROUGHFARE - PUBLIC STREETS
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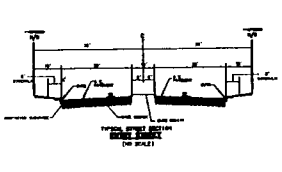
(NO SCALE)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LOCAL STREETS
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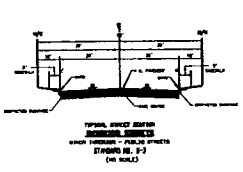
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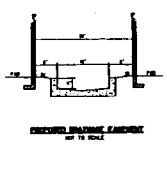
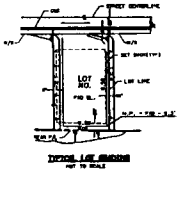
HARRISON STREETS
MINOR THOROUGHFARE - PUBLIC STREETS
STANDARD NO. 2-3
(NO SCALE)


PROPOSED DRAINAGE EASEMENT
NOT TO SCALE



TYPICAL LOT GRADING
NOT TO SCALE

DATE	REVISIONS	BY	APP'D

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3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

Project Title: 58-Acre Kirkjan Property
Lead Agency Name and Address: City of Coachella 1515 Sixth Street Coachella, CA 92236
Contact Person and Phone Number: City of Coachella Gabriel E. Papp Director of Community Development (760) 398-3102
Project Location: The 58-acre Project site is located in the western portion of the City of Coachella and is bounded by Avenue 50 to the north, Van Buren Street to the west, Avenue 51 to the south and Frederick Street to the east.
Project Sponsor's Name and Address: Steve Hyman Westshore Development, LLC 38-858 Lobelia Drive Palm Desert, CA 92211
General Plan Designation: RL (Low Density Residential 0-6du/ac)
Zoning: A-T (Agriculture Transition)
Description of the Project: (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support or off-site features necessary for its implementation.) The proposed Project would involve development of 232 single-family dwelling units. The proposed Project would require a zone change from A-T (Agriculture-Transition) to R-S (Low-Density Residential).
Surrounding Land Uses and Setting: The 58-Acre Project site is bounded by Avenue 50 to the north, vacant land and Van Buren Street to the west, vacant land and Avenue 51 to the south and Frederick Street to the east.
Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement). City of Coachella Planning Commission City of Coachella City Council City of Coachella Sanitary District City of Coachella Fire Department District

3.2 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", as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources	✓	Air Quality
✓	Biological Resources	✓	Cultural Resources	✓	Geology/Soils
✓	Hazards & Hazardous Materials	✓	Hydrology/Water Quality	✓	Land Use/Planning
	Mineral Resources	✓	Noise		Population/Housing
✓	Public Services		Recreation	✓	Transportation/Traffic
✓	Utilities/Service Systems		Mandatory Findings of Significance		

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed Project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the City of Coachella's CEQA Guidelines and used by the City in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the proposed residential development. To each question, there are four possible responses:

- **No Impact.** The project will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The project will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Potentially Significant Impact Unless Mitigation Incorporated.** The project will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact**. The project will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS. *Would the project:*				
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	
2. AGRICULTURAL RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*				
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?			✓	
b. Conflict with existing zoning for agricultural use, or a Williamson act contract?			✓	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			✓	
3. AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

4. BIOLOGICAL RESOURCES. *Would the project:*				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?		✓		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
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?		✓		
5. CULTURAL RESOURCES. *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
6. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.			✓	

2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?		✓		
4) Landslides?			✓	
b. Result in substantial soil erosion or the loss of topsoil?		✓		
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?		✓		
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
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?			✓	
7. HAZARDS AND HAZARDOUS MATERIALS: *Would the project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
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?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
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?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
8. HYDROLOGY AND WATER QUALITY. *Would the project*				
a. Violate any water quality standards or waste discharge requirements?		✓		

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or situation on- or off-site?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e. 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?		✓		
f. Otherwise substantially degrade water quality?			✓	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓
9. LAND USE AND PLANNING. *Would the project:*				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?		✓		
10. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
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?				✓

11. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
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 expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
12. POPULATION AND HOUSING. *Would the project:*				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
13. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?		✓		
4) Parks?		✓		
5) Other public facilities?				✓

14. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
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?				✓
15. TRANSPORTATION/TRAFFIC. *Would the project:*				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		✓		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		✓		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e. Result in inadequate emergency access?			✓	
f. Result in inadequate parking capacity?			✓	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
16. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e. 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?			✓	

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

3.4 MITIGATION MEASURES

Air Quality

AQ1 All off-road construction equipment shall use aqueous diesel fuel.

AQ2 During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management Districts Rules and Regulations.

Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. SCAQMD Rule 403.1, as amended, should be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils, should be implemented for construction vehicle access, as directed by the City Engineer. This should include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

- On-site vehicle speed will be limited to 15 miles per hour.
- All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day.
- Unpaved haul roads shall be watered at least twice daily.
- All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust.
- These control techniques will be indicated in Project specifications. Compliance with this measure will be subject to periodic site inspections by the City.

AQ3 Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.

AQ4 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Biological Resources

BIO1 Spring botanical surveys shall be conducted during Spring 2004 assuming appropriate weather conditions occur (i.e., appropriate rainfall) to determine if special status plant species are present or absent. If no special status plant species are identified within the study area, no further mitigation shall be required. If a sizeable population of special status plant species is located within the study area, mitigation shall be developed through either a conservation easement or mitigation plan. The mitigation plan shall include the following requirements:

- A pre-construction survey conducted during the peak flowering period for each respective special status plant potentially occurring on the Project site shall be conducted by the Project biologist the spring prior to grading.

- If a large population of special status plants (as determined by USFWS staff) is found during these surveys, the limits of each impacted location shall be clearly delineated with lath and brightly colored flagging.

- The locations of special status plants shall be monitored every two weeks by the Project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.

- Following the seed collection, the top 12 inches of topsoil from special status plant populations shall be scraped, stockpiled and used in the selected mitigation location agreed upon by the City and the Project biologist.

- The mitigation plan shall include detailed descriptions of maintenance appropriate for the Project site, monitoring requirements and annual reports requirements and shall have the full authority to suspend any operation on the Project site which is, in the qualified biologist's opinion, not consistent with the mitigation plan.

- The performance criteria developed in the mitigation plan shall include requirements for a minimum of 60 percent germination of the number of plants impacted. The performance criteria shall also include percent cover, density and seed production requirements. These criteria shall be developed by the Project biologist following habitat analysis of an existing habitat. This information shall be recorded by a qualified biologist.

- If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented and additional seeding may be necessary. Remedial measures would include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined necessary by the Project biologist.

- Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the Project site following performance of remedial measures.

BIO2 In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey shall be conducted prior to any clearing or grading activities.

Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire Project site and in areas within approximately 500 feet of the Project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

BIO3 If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31 (or until nests are no longer active as determined by a qualified biologist):

- Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and

- Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/100-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants.

If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location. One-way doors should be left in place for 48 hours to ensure owls have left the burrow before excavation. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe or burlap bags shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO4 Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:

- A minimum of three surveys conducted between May 1 and July 31;

- Each survey must be conducted from one hour after sunrise to four hours after sunrise;

- Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit (27 degrees to 33 degrees Centigrade);

- Wind speeds must be low; and

- 100 percent of the study area must be covered, using walking transects spaced approximately 32 feet (10 meters) apart.

BIO5 Adequate fees shall be paid according to the adopted Multiple Species Habitat Plan (MSHCP) and Natural Community Conservation Plan (NCCP) shall it become adopted prior to Project development.

Cultural Resources

CUL1 Prior to construction, the applicant shall hire a certified archaeologist to observe grading/ major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City, for exploration and/or salvage.

Geology and Soils

GEO1 All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone), as designated by the City's latest adopted edition of the Uniform Building Code.

GEO2 Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.

GEO3 All grading, landform modifications and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.

GEO4 Type 5 cement shall be used for all foundations and slabs on grade.

GEO5 Precise grading plans shall include an Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins, sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.

GEO6 As soon as possible following the completion of grading activities, exposed soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.

Hazards and Hazardous Materials

HAZ1 Any hazardous waste that is generated on-site shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal laws.

HAZ2 All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, 1 and 5-gallon containers, construction/irrigation materials, and former agricultural equipment, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ3 Soil sampling should be performed within the maintenance yard to characterize the extent of contamination associated with the surficial soil staining. Soil should be removed and disposed of at an appropriate landfill facility in accordance with state and federal requirements.

HAZ4 The majority of the Project site has been historically utilized for agricultural purposes for several decades and may contain pesticide residues in the soil. Soil sampling should occur throughout the Project site, including the maintenance and staging areas. The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

HAZ5 The terminus of all undocumented pipes should be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for a UST. Should USTs be present, the USTs should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

HAZ6 The location of the two former USTs should be defined since no closure/removal records were found during this Assessment. Once identified, soil sampling should be performed within the former UST areas to characterize the extent of contamination (if any) associated with the former USTs staining.

HAZ7 The on-site water well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment should be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) should be performed.

HAZ8 A visual inspection of the interior the on-site structure is recommended. In the event that hazardous materials are encountered, they should be properly tested and then properly disposed of pursuant to State and Federal regulations.

HAZ9 Any transformers to be removed/relocated should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.

HAZ10 Based upon the year the existing structure located on the Project site was built (prior to 1978), asbestos-containing materials and lead-based paint may be present within the existing on-site structures and would need to be handled properly prior to remodeling or demolition activities.

HAZ11 If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the Project Engineer of the implementing Agency;
- Secure the area a directed by the Project Engineer; and
- Notify the implementing agency's Hazardous Waste/Materials Coordinator.

Hydrology and Water Quality

HYD1 The applicant shall obtain a Notice of Intent from the State of California Regional Water Quality Control Board, as the approximately 58-acre proposed Project would result in the disturbance of one or more acres. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Control Board must be submitted to the City of Coachella before issuance of grading permits.

HYD2 Prior to the issuance of grading permits, Best Management Practices (BMPs) shall be developed in compliance with the City of Coachella and the Coachella Valley Water District NPDES Permit. Specific measures shall include:

- Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas;
- Surplus or waste materials from construction shall not be placed in drainage ways or within the 100-year floodplain surface waters;
- All loose piles of soil, silt, clay, sand, debris or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State;
- During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff;

- Stabilizing agents such as straw, wood chips and/or soil sealant/dust retardant shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented; and

- Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

HYD3 The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP), which identifies construction and post construction BMPs to the City for review and approval.

HYD4 Prior to the issuance of building permits, the applicant shall submit a Water Quality Management Plan (WQMP) pursuant to the Coachella Valley Water District and the City of Coachella local implementation plan, specifically identifying BMPs that shall be used on-site to control predictable pollutant runoff.

HYD5 Prior to the issuance of building permits, the applicant shall obtain coverage under NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City.

Land Use and Planning

LAN1 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - $50.00 per Dwelling Unit.

Noise

N1 During all Project site excavation and grading, the Project Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

N2 The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.

N3 The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.

Public Services

PS1 The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.

PS2 The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

Traffic

TR1 The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program for Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures as follow:

- Van Buren Street/Avenue 50 – Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane and one shared through/right-turn lane.

- Frederick Street/Avenue 50 – Modify westbound Avenue 50 approach from one left-turn lane, one through lane and one right-turn lane to consist of one left-turn lane, one through lane and one shared through/right-turn lane.

TR2 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows: The approved development impact fee for Traffic Signal be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be as follows: Building - $192.00 per dwelling unit.

TR3 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time the permits are issued as a mitigation of the environmental impacts associated with this project. The fee shall be as follows: Buildings - $422.00 per dwelling unit.

TR4 The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigation for environmental impacts associated with the project. The fees shall be as follows: Bus Shelters - $50.00 per dwelling unit.

TR5 Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.

Utilities and Services

UTIL1 All required sewer improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other plans within the Project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.

UTIL2 Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Department, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff.

4.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential impacts associated with development of 232 single-family residential units on a 58-acre site. Explanations are provided for each item below.

4.1 AESTHETICS. *Would the project:*

a) *Have a substantial adverse effect on a scenic vista?*

Less Than Significant Impact. The Project proposes development of approximately 58 acres with single-family residential units. The Project site currently consists of bare soil, agricultural trees (date palms), unimproved dirt roads, abandoned residential structures, a maintenance garage, miscellaneous storage areas and shipping/receiving areas which were utilized during past harvests. The General Plan does not identify any scenic vistas within the Project vicinity. Therefore, impacts in this regard would be less than significant.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact. Refer to Response 4.1(a). In addition, no historical buildings are known to occur within the Project site. Finally, the Coachella General Plan does not identify any scenic highways within the Project area.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less Than Significant Impact. The proposed Project would include development of 232 single-family residential units. Therefore, the proposed Project would result in the alteration of the existing visual character of the Project site. However, the proposed Project would be required to submit development plans for approval of the Planning Commission, which would ensure a high quality design of development. In addition, the proposed Project would be subject to architectural review pursuant to Section 080.10, *Architectural Review*, and Section 070.07(D)(4), *Landscaping,* of the City's Zoning Ordinance. Upon approval of the development plans and the inclusion of landscaping plans and design guidelines, impacts in this regard would be less than significant.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less Than Significant Impact. Implementation of the proposed Project would create the following new light sources: building exterior and interior lighting, security lighting, signage and parking lot lighting.

The unwanted illumination on an adjacent property is defined as light spill. Perceived glare is the unwanted and potentially objectionable result from looking directly into a light source of a luminaire. The proposed Project would be required to comply with Section 070.03(K) of the City's Zoning Ordinance that requires, "parking areas such 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. Upon compliance with the City's Zoning Ordinance in regards to light spill and glare, impacts as a result of Project implementation would be less than significant.

4.2 AGRICULTURAL RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

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?*

Less than Significant Impact. As indicated in the City's General Plan, the City's Planning Area includes 21,840-acres of agricultural land, 3,800-acres in the incorporated area and 18,040-acres in the unincorporated area. The agricultural areas are primarily located east and south of the existing urbanized area of the City. The agricultural areas include date groves, citrus orchards, as well as grape, lettuce, corn and carrot production. Figure 40, *Environmental Conservation – Existing Setting*, of the City's General Plan currently identifies the Project site as Significant Agricultural Lands. The City General Plan indicates the important role agriculture plays in the economic, social, and physical fabric of the City and its need to retain and maintain the agricultural element. The General Plan Land Use Policy Diagram indicates that the Project site is designated as Low Density Residential (RL) having a density of 0 to 6 dwelling units per acre, with a zoning designation of Agriculture-Transition (A-T). The City's Zoning Ordinance describes the intent and purpose of the Agricultural Transition Zone designation as, "permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur." Therefore, the proposed Project would be consistent with the intent of the Agricultural Transition Zone by providing compact, orderly development consistent with the surrounding uses. The Project site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance or as an Agricultural Retention Area, within the City's General Plan. Therefore, impacts in this regard would be less than significant.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. As previously mentioned, agricultural uses are present within the Project area. In addition, the Project site is zoned A-T and designated at RL in the City's General Plan. However, as discussed above, the intent of the A-T designation is to provide for the eventual development of the area as evidenced by the RL designation. The Project site is not under a Williamson Act contract, therefore impacts in this regard would be less than significant.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use?*

Less Than Significant Impact. As previously stated, the Project area is designated as an agricultural area slated for future development, as is the surrounding vicinity. Refer to Responses 4.3(a) and 4.3(b).

4.3 AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

Information in this section is based on the *Air Quality Technical Assessment – Kirkjan Property,* prepared by RBF Consulting (dated March 25, 2004). The *Air Quality Assessment* is reproduced in its entirety as Appendix D.

The Project site is located within the City of Coachella, which is part of the Salton Sea Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD's current guidelines and emission thresholds established in the *CEQA Air Quality Analysis Guidance Handbook*, updated October 2003, were adhered to in the assessment of air quality impacts for the proposed Project. The City regularly relies on the SCAQMD standards as the standards for the City.

The air quality assessment includes estimating emissions associated with short-term construction and long-term operation of the proposed Project. The URBEMIS 2002 model was used to estimate Project-related mobile and stationary sources emissions in this air quality assessment. A local Carbon Monoxide (CO) hot spot analysis was conducted to assess the potential for a CO hotspot. The Caltrans CALINE 4 model was utilized to assess local CO concentrations at intersections most affected by Project traffic. Project-specific information was used in the modeling. Default values representative of the proposed Project were used when Project-specific data were not available.

Both the State of California and the Federal government have established health based Ambient Air Quality Standards (AAQS) for six criteria air pollutants. These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen oxides (NO_x), sulfur oxides (SO_x), PM_{10}, and lead (Pb). Currently, O_3 and PM_{10} are designated by the California Air Resources Board (CARB) as non-attainment for the Salton Sea Air Basin (refer to Table 1 in the *Air Quality Impact Analysis*). O_3 (smog) is formed by a photochemical reaction between NO_x and reactive organic compounds (ROC). Thus, impacts from O_3 are assessed by evaluating impacts from NO_x and ROC.

The net increase in pollutant emissions determines the significance and impact on regional air quality as a result of the proposed Project. The results also allow the local government to determine whether the proposed Project will deter the region from achieving the goal of reducing pollutants in accordance with the AQMP in order to comply with Federal and State Ambient Air Quality Standards (AAQS).

Construction Emission Thresholds

The following CEQA significance thresholds for construction emissions have been established for the Basin:

- 75 pounds per day or 2.5 tons per quarter of (ROC) Reactive Organic Compounds;
- 100 pounds per day or 2.5 tons per quarter of NO_X (Nitrogen Oxide);
- 550 pounds per day or 24.75 tons per quarter of CO (Carbon Monoxide);
- 150 pounds per day or 6.75 tons per quarter of PM_{10} (Particulates); and
- 150 pounds per day or 6.75 tons per quarter of SO_X (Sulfur Oxides).

Projects in the Basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under the SCAQMD guidelines.

Operational Emission Thresholds

The daily operational emissions "significance" thresholds for the Basin are detailed below.

Emission Thresholds for Pollutants with Regional Effects

Projects with operation-related emissions that exceed any of the emission thresholds listed below are considered significant under the SCAQMD guidelines:

- 55 pounds per day of ROC;
- 55 pounds per day of NO_X;
- 550 pounds per day of CO;
- 150 pounds per day of PM_{10}; and
- 150 pounds per day of SO_X.

Local Microscale Concentration Standards

The significance of localized Project impacts under CEQA depends on whether ambient CO levels in the vicinity of the Project are above or below State and Federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions exceed of one or more of these standards. If ambient levels already exceed a State or Federal standard, project emissions are considered significant if they increase one-hour CO concentrations by 1.0 part per million (ppm) or more or eight-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State one-hour CO standard of 20.0 ppm; and
- California State eight-hour CO standard of 9.0 ppm.

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

Less Than Significant Impact. The SCAQMD has prepared multiple Air Quality Management Plans (AQMPs). The most recent AQMP was updated in 2003. The AQMP relies on a multi-level partnership of governmental agencies at the federal, state, regional and local level. These agencies (Environmental Protection Agency, California

Air Resources Board (CARB), local governments, Coachella Valley Association of Governments (CVAG) and the SCAQMD) are the cornerstones that implement the AQMP programs.

CVAG is responsible under the Federal Clean Air Act (Federal CAA) for determining conformity of projects, plans and programs with the SCAQMD AQMP. Although air quality is a regional problem, SCAQMD's AQMP place a heavy reliance on local implementation measures, such as land use decisions and local employment transportation programs. The implementation process stresses the freedom of cities to choose attainment measures that best suit local conditions.

As indicated in SCAQMD's *CEQA Air Quality Handbook*, there are two main indicators of consistency:

- Whether the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and

- Whether the project would exceed the AQMP's assumptions for 2010 or increments based on the year of project build-out and phase.

As indicated in Response 4.3(b) (refer to Table 1, *Short-Term (Construction) Emissions* and Table 2, *Long-Term (Operational) Emissions*), the proposed Project would not exceed SCAQMD thresholds for construction activities or long-term operations. In addition, while the proposed Project would involve the transition of a vacant land with development of residential uses, the General Plan designated the Project site as RL (Low Density Residential) with the anticipation that the Project site would be developed with low-density residential uses. Therefore, the proposed Project was included in the SCAG's RCPG and the growth assumptions included within, resulting in less than significant impacts in this regard.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact With Mitigation Incorporated.

SHORT-TERM (CONSTRUCTION) EMISSIONS

Short-term impacts to air quality would occur as a result of construction activities associated with development of the proposed Project. Additionally, construction activities required to construct the proposed Project would include:

- Exhaust emissions and potential odors from construction equipment used on the construction site as well as the vehicles used to transport materials to and from the site; and

- Exhaust emissions from the motor vehicles of the construction crew.

Project construction would result in temporary emissions CO, NO_x ROC and PM_{10}. Construction activities would result in criteria pollutant emissions from stationary and mobile powered on-site equipment, from material delivery trucks, and from worker vehicles to and from the Project site. Stationary or mobile powered on-site construction equipment includes trucks, backhoes, pavers and other paving equipment. Construction activities would require an estimated work force averaging 18 construction workers per day for the duration of construction activities. This would result in an estimate of 72 construction worker inbound and outbound trips per day during the projected construction period. Based on the considerably insignificant amount of daily work trips required for Project construction, construction worker trips are not anticipated to significantly contribute to or affect traffic flow on local roadways and are therefore not considered significant.

Table 1, *Short-Term (Construction) Emissions,* provides anticipated short-term construction emissions estimates, which would result during the construction phase of the proposed Project. Anticipated emissions were quantified utilizing emission factors within the URBEMIS2002 computer model developed by the CARB (refer to Appendix A, *Air Quality Impact Analysis*). It should be noted that emission estimates are based on eight (8) hours of continual operation, which is considered a worst-case analysis of actual equipment use on any given day. Thus, quantified estimated provided below provides for a conservative emission estimates of criteria pollutants. Table 1 below indicates that the total daily anticipated Project construction emissions would not exceed SCAQMD construction thresholds for CO, ROC, and PM_{10}. However, implementation of the proposed Project would approach the SCAQMD threshold for NO_x emissions associated with construction activities. Implementation of the recommended mitigation measure to use aqueous diesel fuel for off-road construction equipment would ensure that NO_x emissions to below the SCAQMD threshold level. Additionally, particulate emission control measures, while not required to reduce PM_{10} emissions to below the applied threshold, are recommended.

Table 1
SHORT-TERM (CONSTRUCTION) EMISSIONS

Emission Source	Pollutant (lbs/day) [1]			
	ROC	NO_x	CO	PM_{10}
Unmitigated Construction Emissions	16.44	99.10	103.94	116.02
Mitigated Construction Emissions	16.44	85.33	103.94	38.07
SCAQMD Threshold	*75*	*100*	*550*	*150*
Is Threshold Exceeded?	**No**	**No**	**No**	**No**

ROC = reactive organic compounds; CO = Carbon Monoxide
NO_x = Nitrogen Oxides; PM_{10} = fine particulate matter
Source: Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SCAQMD.

Based upon the conclusions provided in Table1, Project construction would not have the potential to result in significant short-term air quality impacts. In order to minimize construction-related emissions, all construction vehicles and construction equipment would be required to be equipped with the state-mandated emission control devices

pursuant to state emission regulations and standard construction practices. Short-term construction PM_{10} emissions would further be reduced with the implementation of required dust suppression measures outlined within SCAQMD Rule 403. After construction of the Project is complete, all construction-related impacts would cease, thus resulting in a less than significant impact. Therefore, Project construction is not anticipated to violate State or Federal air quality standards or contribute to existing air quality violation in the air basin as only minor amounts of earth movement is proposed.

LONG-TERM (OPERATIONAL) EMISSIONS

Mobile Sources

Mobile source emissions are major contributors to air pollution within the City of Coachella and the surrounding vicinity. As shown on Table 2, *Long-Term (Operational) Emissions*, emissions from the proposed Project would not exceed SCAQMD thresholds for ROC, NO_x, CO and PM_{10}. Operational emissions are based on land use data provided by the Applicant, the Project Traffic Study and assuming full occupancy by 2006.

Stationary Source Emissions

Stationary source emissions would be generated due to an increased demand for natural resources consumption with the development of the proposed Project (referred to below as "area source emissions"). The primary use of natural gas by the proposed land uses would be for combustion to produce space heating, water heating and other miscellaneous heating or air conditioning. It is important to note that, while construction-related emissions occur predominantly in the immediate Project area, operational emissions are dispersed throughout Southern California (due to Project traffic). As shown on Table 2, emissions from the proposed Project would not exceed SCAQMD thresholds for ROC, NO_x, CO or PM_{10}.

Table 2
LONG-TERM (OPERATIONAL) EMISSIONS

Project	Pollutant (lbs/day)[1]			
	ROG	NO_X	CO	PM_{10}
• Area Source Emissions[2]	5.04	1.96	0.84	0.00
• Vehicle Emissions	23.72	36.16	293.45	22.57
Total Unmitigated Emissions	28.76	38.12	294.28	22.57
SCAQMD Threshold	*55*	*55*	*550*	*150*
Is Threshold Exceeded?	**No**	**No**	**No**	**No**

ROG = Reactive Organic Gases
NO_X = Nitrogen Oxides
CO = Carbon Monoxide
PM_{10} = Fine Particulate Matter

Notes:
1 – Based on URBEMIS2002 modeling results, worst-case seasonal emissions for area and mobile emissions, and trip rate data provided in the Project Traffic Study.
2 – Area Source emissions excludes the use of fireplaces and wood burning stoves.

Source: Emissions calculated using the URBEMIS2002 Computer Model as recommended by the SCAQMD.

Carbon Monoxide Hotspots

Local air quality is a major concern along roadways. Carbon monoxide is a primary pollutant, and unlike ozone, is directly emitted from a variety of sources. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of its impacts upon the local air quality. Comparisons of levels with State and Federal CO standards indicate the severity of the existing concentrations for receptors in the Project area. The Federal and State standards for CO are presented in Table 3, *Federal and State Carbon Monoxide Standards.*

Table 3
FEDERAL AND STATE CARBON MONOXIDE STANDARDS

Jurisdiction	Averaging Time	CO Standard
Federal	1 Hour	35 ppm
	8 Hour	9 ppm
State	1 Hour	20 ppm
	8 Hour	9 ppm
Notes: ppm = parts per million		
Source: California Air Resources Board.		

An impact is potentially significant if the project produces emissions levels that exceed the State or Federal AAQS. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to AAQS is typically demonstrated through an analysis of localized CO concentrations. Areas of vehicle congestion have the potential to create "pockets" of CO called "hot spots". These pockets have the potential to exceed the State 1-hour standard of 20.0 ppm and/or the 8-hour standard to 9.0 ppm. Note that federal levels are based on 1- and 8-hour standards of 35.0 and 9.0 ppm respectively. To identify CO hotspots, the SCAQMD criterion recommends performing a CO hotspot analysis when a project increases the volume to capacity ratio (also called the intersection capacity utilization) by 0.02 (two percent) for any intersection with an existing level of service (LOS) D or worse. However, since the existing intersections are not at an LOS D, Year 2005 was used to be conservative. Because traffic congestion is highest at intersections where vehicles queue and are subject to reduced speeds, these hot spots are typically produced at intersection locations. Typically, the level of service (LOS) at an intersection producing a hot spot is at D or worse during the peak hour. The intersections within the study area that operate at an LOS of D or worse during Year 2005 have been analyzed for the potential to create a CO hotspot (refer to Table 4, *Projected CO Concentrations*).

The analysis provides a worst-case scenario. Intersection turning movements are based on data supplied by the Project Traffic Impact Analysis. Because the p.m. peak hour results in higher intersection capacity utilization (ICU) (i.e., worse LOS) in all cases, the p.m. peak hour was used in the modeling process. Year 2005 projections are modeled using the existing lane configurations. The projected traffic volumes were then modeled using the CALINE4 dispersion model. The resultant values were then added to an ambient concentration. For the purposes of this analysis, the ambient concentrations

Table 4
PROJECTED CO CONCENTRATIONS

Intersection	1-Hour CO (ppm)		8-Hour CO (ppm)	
	1-Hour Standard	Future + Project	8-Hour Standard	Future + Project
Van Buren Street/Avenue 50	20 ppm	4.4 ppm	9 ppm	3.1 ppm
Frederick Street/Avenue 50	20 ppm	4.4 ppm	9 ppm	3.1 ppm

Notes:
1. As measured at a distance of 10 feet from the corner of the intersection predicting the highest value. Presented 1-hour CO concentrations include a background concentration of 3.3 ppm. Eight-hour concentrations are based on a persistence of 0.7 of the 1-hour concentration.
2. The State 1-hour standard is 20 ppm. The Federal standard is 35 ppm. The most stringent standard is reflected in the Table.
3. The State 8-hour and Federal 8-hour standard is 9 ppm.

are taken as the highest one-hour concentration that was measured at the nearest monitoring station. Future ambient concentrations would be far lower than present levels based upon expected trends and advancing technologies.

The Van Buren Street/Avenue 50 and Frederick Street/Avenue 50 intersections operate at an LOS D, and are projected to increase the delay time by more than two percent. The maximum Year 2005 1-hour weekday CO concentration is 4.4 ppm for both intersections. The CO levels are well below the State and Federal standards of 20 ppm and 35 ppm respectively. The proposed Project would not result in adverse CO emissions. Additionally, the measured concentrations are well below the State and Federal standard of 9 ppm. Therefore, the proposed Project would not result in adverse CO emissions and impacts in this regard would be less than significant.

Mitigation Measures:

AQ1 *All off-road construction equipment shall use aqueous diesel fuel.*

AQ2 *During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified in the South Coast Air Quality Management Districts Rules and Regulations.*

Comply with AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. SCAQMD Rule 403.1, as amended, should be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils, should be implemented for construction vehicle access, as directed by the City Engineer. This should include covering, watering or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days).

- *On-site vehicle speed will be limited to 15 miles per hour.*
- *All material excavated or graded will be sufficiently watered to prevent excessive amounts of dust. Watering will occur at least twice daily*

with complete coverage, preferable in the late morning and after work is done for the day.

- *Unpaved haul roads shall be watered at least twice daily.*
- *All material transported on-site or off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.*
- *The area disturbed by clearing, grading, earth moving, or excavation operations will be minimized so as to prevent excessive amounts of dust.*
- *These control techniques will be indicated in Project specifications. Compliance with this measure will be subject to periodic site inspections by the City.*

AQ3 *Project grading plans shall show the duration of construction. Ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Compliance with this measure will be subject to periodic inspections of construction equipment vehicles by the City.*

AQ4 *All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.*

c) *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

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

The Project area is in attainment for CO. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the SSAB. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, the greatest cumulative impact on the quality of regional air will be the incremental addition of pollutants mainly from increased traffic from residential, commercial and industrial development and the use of heavy equipment and trucks associated with the construction of these projects.

With respect to emissions that may contribute to exceeding state and federal standards, a CO hot spot screening analysis was performed for Year 2005 traffic. The results of this analysis shows that continued background growth in the area would not violate

published air quality standards, and therefore do not present a significant cumulative impact. In addition, due to the Project's relatively small scale, the contribution to the cumulative air emissions is not "cumulatively considerable".

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

Less Than Significant Impact. Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than the general population. Land uses considered sensitive receptors typically include residences, schools, playgrounds, child care centers, hospitals, convalescent homes and retirement homes. The proposed Project would not expose sensitive receptors to substantial pollutant concentrations, as construction and operational air emissions would not exceed SCAQMD thresholds. In addition, long-term (mobile) emissions would not exceed SCAQMD thresholds. Less than significant impacts would occur in this regard with development of the proposed Project.

e) *Create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact. Construction activities associated with the Project may generate detectable odors typical of construction equipment exhaust. Odors associated with diesel and gasoline fumes are transitory in nature and would not create objectionable odors affecting a substantial number of people. The impacts of these odors would be short-term, would cease upon Project completion, and are not anticipated to be significant.

4.4 BIOLOGICAL RESOURCES. *Would the project:*

BonTerra Consulting conducted a search of available literature to identify special status plants, wildlife, and habitats known to occur in the vicinity of the Project site (refer to Appendix C, *Biological Resources Assessment*). The California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (2003) and compendia of special status species published by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG) were reviewed. In addition, the CDFG's California Natural Diversity Database was reviewed (CDFG 2003).

A general biological survey was conducted on January 7, 2004 to describe the vegetation and evaluate the potential of habitats on the Project site to support special status plant and wildlife species. The timing of the survey was not conducive to identifying certain special status annual plants that sprout briefly during the spring and then die back; however, potential habitat to support these species could be identified.

The Project site was walked in parallel transects approximately 30 feet apart, covering the entire Project site. All plant and wildlife species or signs of presence observed were recorded in field notes. Plant species were identified in the field or collected for future identification. Plants were identified using keys in Hickman (1993), Munz (1974), and Abrams (1923, 1960). Taxonomy follows Hickman (1993) for scientific and common names. Taxonomy and nomenclature for wildlife generally follows AOU (1998) for birds, Collins and Taggart (2002) for amphibians and reptiles, and Kays and Wilson (2002) for mammals. All wildlife species observed were recorded in field notes.

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service?*

Less Than Significant Impact With Mitigation Incorporated.

Vegetation

Vegetation on the Project site consists of three types following the CDFG List of California Terrestrial Natural Communities (2002). These vegetation types consist of disturbed/ruderal, disturbed and developed areas.

Disturbed/ruderal areas on the Project site are characterized by the remnant east-west trending agricultural crop rows with native and non-native weeds and shrubs. The dominant plant in this vegetation type is saltbush (*Atriplex* sp.) with other species occurring throughout including four-wing saltbush (*Atriplex canescens*), Bermuda grass (*Cynodon dactylon*), Jimson weed (*Datura wrightii*), red-stemmed filaree (*Erodium cicutarium*), sunflower (*Helianthus annuus*), cheese bush (*Hymenoclea salsola*), arrow weed (*Pluchea sericea*), Russian thistle (*Salsola tragus*), bush seepweed (*Suaeda moquinii*) and salt cedar (*Tamarisk* sp.).

Disturbed areas on the Project site are characterized by substrate disturbed by grading and/or disking prior to and during the survey. This portion of the Project site is currently devoid of vegetation and consists of bare ground.

Developed areas on the Project site consist of paved areas and a man-made structure including a small prefabricated warehouse (less than 5,000 square feet) and associated parking lot. This portion of the Project site is currently devoid of vegetation.

Wildlife

Vegetation on the Project site provides potential habitat for several wildlife species. Wildlife species found or expected to occur on the Project site include species associated with agricultural operations and disturbed/ruderal vegetation in low desert areas.

No common reptile species were observed on the Project site given the timing of the survey during winter hibernation for species occurring in the region. Reptile species potentially occurring on the Project site includes the desert iguana (*Dipsosaurus dorsalis*), side-blotched lizard (*Uta stansburiana*), western whiptail (*Cnemidophorus tigris*), coachwhip (*Masticophis flagellum*), gopher snake (*Pituophis melanoleucus*) and sidewinder (*Crotalus cerastes*).

No fish or amphibian species were observed during the survey and none would be expected to occur on the Project site due to the lack of permanent water. Additionally, no depressions or other sources of temporary water substantial enough to provide amphibian breeding pools currently exist on the Project site.

Common bird species or evidence of their presence observed during the survey included killdeer (*Charadrius vociferous*), mourning dove (*Zenaida macroura*), common ground-dove (*Columbina passerina*), rock pigeon (*Columba livia*), white-throated swift

(*Aeronautes saxatalis*), Say's phoebe (*Sayornis saya*), loggerhead shrike (*Lanius ludovicianus*), verdin (*Auriparus* flaviceps), cactus wren (*Campyllorhynchus brunneicapillus*), northern mockingbird (*Mimus polyglottos*), yellow-rumped warbler (*Dendroica coronata*), California towhee (*Pipilo crissalis*), white-crowned sparrow (*Zonotrichia leucophrys*), great-tailed grackle (*Quiscalus mexicanus*), lesser goldfinch (*Carduelis psaltria*), house finch (*Carpodacus mexicanus*) and house sparrow (*Passer domesticus*). Other year-round resident desert species potentially occurring on the Project site include black phoebe (*Sayornis nigricans*), western meadowlark (*Sturnella neglecta*) and Brewer's blackbird (*Euphagus cyanocephalus*).

Raptor species or evidence of their presence observed during the survey included American kestrel (*Falco sparverius*) and burrowing owl (*Athene cunicularia*). The Project site may also provide potential foraging habitat for the turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*) and prairie falcon (*Falco mexicanus*).

One mammal species, the desert cottontail (*Sylvilagus audubonii*), was observed on the Project site. Other mammal species potentially occurring on the Project site include western harvest mouse (*Reithrodontomys megalotis*), deer mouse (*Peromyscus maniculatus*), house mouse (*Mus musculus*) and Botta's pocket gopher (*Thomomys bottae*). Additionally, the coyote (*Canis latrans*) may incidentally occur on the Project site.

Several bat species may forage on the Project site including the Mexican free-tailed bat (*Tadarida brasiliensis*), pallid bat (*Antrozus pallidus*), fringed myotis (*Myotis thysanodes*), California myotis (*Myotis californicus*), western small-footed myotis (*Myotis ciliolabrum*), western pipistrelle (*Pipistrellus hesperus*) and big brown bat (*Eptesicus fuscus*). No bats would be expected to roost on the Project site.

Special Status Biological Resources

BonTerra Consulting conducted a literature search to identify special status plants, wildlife, and habitats known to occur in the study area. For this Project, the study area is defined as an approximately 250-square mile area as shown on the Indio, Thermal Canyon, Valerie, and Mecca USGS 7.5-minute California Quadrangle maps. Special status biological resources include plant and wildlife species, and habitats that have been afforded special status and/or recognition by federal and/or state resource agencies, as well as private conservation organizations. In general, the principal reason an individual taxon (e.g., species, subspecies, or variety) is given such recognition is the documented or perceived decline or limitation of its population size, or geographic range and/or distribution resulting in most cases from habitat loss.

Special Status Plant Species

Of those plant species that occur in the region, 10 species are listed or proposed for listing as Endangered or Threatened by the CDFG and/or the USFWS, or are CNPS List 1B or List 2 species. A brief description of the Threatened or Endangered species potentially occurring on the Project site is provided below. Additionally, the species identified by the CNDDB and CNPS records searches for the study area along with their listing status and potential for occurrence are listed in Table 5, *Special Status Plant Species Known to Occur in the Study Area*. It should be noted that other species that are considered rare or of limited distribution may occur in the Project region; however,

none of these species are listed as Threatened or Endangered and substantial populations would not be expected to occur on the Project site.

Table 5
SPECIAL STATUS PLANT SPECIES KNOWN TO OCCUR IN THE STUDY AREA[1]

Species	Status		Potential For Occurrence
	Federal/State	CNPS	
Abronia villosa var. *aurita* chaparral sand-verbena	None	1B	Low; marginally suitable habitat
Astragalus lentifinosus var. *coachellae* Coachella Valley milk-vetch	FE	1B	Low; marginally suitable habitat
Chamaesyce platysperma flat-seeded spurge	SOC	1B	Not expected to occur; outside known range; presumed extinct
Ditaxis clariana glandular ditaxis	None	2	Moderate; suitable habitat present
Ditaxis serrata var. *californica* California ditaxis	None	3	Moderate; suitable habitat present
Gilia maculata Little San Bernardino Mountains gilia	None	1B	Not expected to occur; lack of suitable habitat, well below known elevation range
Mentzelia tridentata creamy blazing star	None	1B	Not expected to occur; lack of suitable habitat, well below known elevation range
Nemacaulis denudata var. *gracilis* slender woolly-heads	None	2	Moderate; suitable habitat present
Stemodia durantifolia purple stemodia	None	2	Not expected to occur; lack of suitable habitat
Xylorhiza cognata Mecca-aster	None	1B	Not expected to occur; lack of suitable habitat

Federal Designations:
FE = Listed by the federal government as an Endangered species.
FT = Listed by the federal government as a Threatened species.
SOC = Species of Concern [as noted by CNDDB 2000A], former FC2 species.

State Designations:
SE = Listed as Endangered by the State of California.
ST = Listed as Threatened by the State of California.

California Native Plant Society (CNPS):
CNPS 1A = Plants presumed extinct in California.
CNPS 1B = Plants considered Rare, Threatened or Endangered in California and elsewhere.
CNPS 2 = Plants Rare, Threatened or Endangered in California but more common elsewhere.
CNPS 3 = Plants about which we need more information - A review list.
CNPS 4 = Plants of limited distribution - A watch list.

1 The study area is defined as an approximately 250-square mile area as shown on the Indio, Thermal Canyon, Valerie and Mecca USGS 7.5-minute California Quadrangle maps.

Source: BonTerra Consulting, *Biological Resources Assessment*, August 2002.

Coachella Valley Milk-vetch (*Astragalus lentiginosus* var. *coachellae*)

The Coachella Valley milk-vetch is a federally-listed Endangered species. Coachella Valley milk-vetch may flower as early as February or as late as May, depending on rainfall and temperature. It is endemic to windblown sand in the Coachella Valley from Cabazon to Indio, below approximately 1,200 ft above mean sea level (msl). It is also reported on hillsides surrounding the dunelands. It is an annual or short-lived perennial with a deep taproot that dies back to ground level in the summer. After flowering, the leaves dry and fall. In some years this species may not come up at all. This species has a low potential to occur on the Project site due to the presence of marginally suitable habitat.

Special Status Wildlife Species

Of the wildlife species that occur in the region, 12 species are listed by the CNDDB as Threatened and/or Endangered or considered species of concern by the USFWS and/or CDFG have the potential to occur on the Project site. Brief descriptions of the Threatened or Endangered species are listed below alphabetically according to their scientific name. Additionally, the species identified by the CNDDB records search for the study area along with their listing status and potential for occurrence are listed in Table 6, *Special Status Wildlife Species Known to Occur in the Study Area*. It should be noted that other species that are considered rare or of limited distribution may occur in the Project region; however, none of these species are listed as Threatened or Endangered and substantial populations would not be expected to occur on the Project site.

Fish

Desert Pupfish (*Cyprinodon macularius*)

The desert pupfish is a state- and federally-listed Endangered species. This species inhabits springs, marshes, lakes, and pools of creeks over mud or sand where it feeds on algae and can tolerate extreme environmental conditions, including temperatures up to 113 degrees Fahrenheit (45 degrees Celsius), salinities as high as 142 parts per thousand (ocean water is typically 33 parts per thousand), and oxygen concentrations as low as 0.13 milligram per liter (the lowest known for any fish species restricted to gill breathing). The desert pupfish is not expected to occur on the Project site due to lack of standing water in the Project area.

Reptiles

Coachella Valley Fringe-toed Lizard (*Uma inornata*)

The Coachella Valley fringe-toed lizard (CVFTL) is a federally-listed Threatened and state-listed Endangered species restricted to sand dunes in the Coachella Valley and requires habitat with fine, loose, windblown sand and widely spaced desert shrubs.

Suitable habitat can include loose sand dunes, sand hummocks and the edges of washes where sand has accumulated. Critical habitat was designated for the CVFTL at the time of federal listing. The northern and western boundaries of designated critical habitat extend beyond the limits of the CVFTL's distribution to include the sand source,

Table 6
SPECIAL STATUS WILDLIFE SPECIES KNOWN TO OCCUR IN THE STUDY AREA[1]

Species	Status		Potential For Occurrence
	Federal	State	
Invertebrates			
Macrobaetes valgum Coachella giant sand-treader cricket	SOC	None	None; lack of suitable habitat
Oliarces clara cheeseweed owlfly	SOC	None	None; lack of suitable habitat
Stenopelmatus cahuilaensis Coachella Valley Jerusalem cricket	SOC	None	None; lack of suitable habitat
Fish			
Cyprinodon macularius desert pupfish	FE	SE	None; lack of suitable habitat
Reptiles			
Phrynosoma mcallii flat-tailed horned lizard	FT	SSC/P	None; lack of suitable habitat
Uma inornata Coachella Valley fringe-toed lizard	FT	SE	None; lack of suitable habitat
Birds			
Falco mexicanus prairie falcon	None	SSC	High for foraging; no potential for nesting
Lanius ludovicianus loggerhead shrike	SOC	SSC	Observed; suitable nesting habitat present
Speotyto cunicularia burrowing owl	SOC	SSC	Observed; suitable habitat present
Toxostoma lecontei LeConte's thrasher	SOC	None	Low for foraging; None for nesting
Mammals			
Ovis canadensis nelsoni DPS Peninsular bighorn sheep	FT	SE	None; lack of suitable habitat and distance from known populations
Spermophilus tereticaudus chlorus Coachella Valley round-tailed ground squirrel	C	SSC	Low; marginally suitable habitat present

LEGEND

Federal (USFWS)
- FE Endangered
- FT Threatened
- PE Proposed Endangered
- PT Proposed Threatened
- C Candidate Species
- SOC Species of Concern[2]

State (CDFG)
- E Endangered
- T Threatened
- PE Proposed Endangered
- PT Proposed Threatened
- SSC Species of Special Concern
- FP Fully Protected
- P Protected

1 The study area is defined as an approximately 250-square mile area as shown on the Indio, Thermal Canyon, Valerie and Mecca USGS 7.5-minute California Quadrangle maps.

2 This designation, although not an active term, has been reinstated for informational purposes only.

Source: BonTerra Consulting, *Biological Resources Assessment*, August 2002.

which is essential for maintaining down-wind blow sand deposits. The Project site is located outside the designated critical habitat boundaries.

Mammals

Peninsular Bighorn Sheep (*Ovis candensis nelsoni*)

The peninsular bighorn sheep is a federally-listed Endangered and state-listed Threatened/Fully Protected species. This species is considered a Distinct Population Segment (DPS) of the Nelson's bighorn sheep more common in the mountain ranges of central and southern Nevada, northwestern Arizona and eastern Idaho. The peninsular population segment occurs on the steep slopes, canyons, and washes of the San Jacinto and Santa Rosa mountains generally below 4,600 ft above msl. Steep (50 to over 70 percent slopes) and rough (i.e., with many small-scale changes in slope) terrain is utilized extensively for escape cover, but flat areas such as bajadas or alluvial fans at the base of mountains are often used for foraging.

A total of approximately 844,897 acres in Riverside, San Diego and Imperial counties, California, were designated Critical Habitat for the Peninsular bighorn sheep by the USFWS on February 1, 2001. Designated Critical Habitat encompasses the San Jacinto Mountains and adjacent lowlands approximately five miles to the west of the Project site. This species is not expected to occur on the Project site due to the lack of suitable habitat and distance from suitable habitat and known populations.

Summary

Special Status Plants

Five special status plant species have potential to occur on the Project site, including one federally-listed Endangered species. Therefore, spring botanical surveys for these species should be conducted during their appropriate survey "window" to determine their presence or absence on the Project site. If a substantial population of one of these species were found on the Project site, impacts on the population would require mitigation. If construction of the proposed Project is expected to commence prior to the survey window for the special status plant species, the proposed Project would have to address these species as potentially present and make a finding of potentially significant based on habitat suitability alone. This would require the development and implementation of mitigation measures prior to construction.

Special Status Wildlife

One special status wildlife species, the burrowing owl, was observed on the Project site. Additionally, the Palm Springs round-tailed ground squirrel has potential to occur on the Project site.

Raptors

Raptors, including the American kestrel and burrowing owl, were observed on the Project site during the survey. Burrowing owl burrows are protected under Fish and Game Code Section 3503.5, which prohibits "take, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or take, possession, or

destruction of the nest or eggs of any such bird". In order to avoid impacts to an occupied burrowing owl burrow, focused surveys should be conducted prior to commencement of clearing or grading operations on the Project site. American kestrels are not expected to breed on the Project site. In order to avoid impacts to an occupied burrowing owl burrows, focused surveys should be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey should be conducted prior to any clearing or grading activities.

Coachella Valley Round-tailed Ground Squirrel

The Coachella Valley round-tailed ground squirrel is a federal Candidate for listing as Threatened or Endangered and, as such, is not protected by the federal or state ESAs. However, if a population of this species is known to occur on a site, impacts to the species may be considered significant depending on the size of the population detected. Therefore, if a population were found within the Project area, mitigation would be required in consultation with the CDFG. Mitigation generally consists of purchase of known occupied habitat for preservation.

Mitigation Measures:

BIO1 *Spring botanical surveys shall be conducted during Spring 2004 assuming appropriate weather conditions occur (i.e., appropriate rainfall) to determine if special status plant species are present or absent. If no special status plant species are identified within the study area, no further mitigation shall be required. If a sizeable population of special status plant species is located within the study area, mitigation shall be developed through either a conservation easement or mitigation plan. The mitigation plan shall include the following requirements:*

- *A pre-construction survey conducted during the peak flowering period for each respective special status plant potentially occurring on the Project site shall be conducted by the Project biologist the spring prior to grading.*
- *If a large population of special status plants (as determined by USFWS staff) is found during these surveys, the limits of each impacted location shall be clearly delineated with lath and brightly colored flagging.*
- *The locations of special status plants shall be monitored every two weeks by the Project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.*
- *Following the seed collection, the top 12 inches of topsoil from special status plant populations shall be scraped, stockpiled and used in the selected mitigation location agreed upon by the City and the Project biologist.*

- *The mitigation plan shall include detailed descriptions of maintenance appropriate for the Project site, monitoring requirements and annual reports requirements and shall have the full authority to suspend any operation on the Project site which is, in the qualified biologist's opinion, not consistent with the mitigation plan.*

- *The performance criteria developed in the mitigation plan shall include requirements for a minimum of 60 percent germination of the number of plants impacted. The performance criteria shall also include percent cover, density and seed production requirements. These criteria shall be developed by the Project biologist following habitat analysis of an existing habitat. This information shall be recorded by a qualified biologist.*

- *If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented and additional seeding may be necessary. Remedial measures would include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined necessary by the Project biologist.*

- *Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the Project site following performance of remedial measures.*

BIO2 *In order to avoid impacts to an occupied burrowing owl burrow, focused surveys shall be conducted prior to commencement of clearing or grading operations on the Project site. Additionally, if clearing or grading operations are planned during the breeding season for any of these species, a breeding raptor survey shall be conducted prior to any clearing or grading activities.*

Surveys for burrowing owl shall be conducted according to a protocol prepared by the Burrowing Owl Consortium of the Santa Cruz Predatory Bird Research Group. Surveys shall be conducted by walking through suitable habitat over the entire Project site and in areas within approximately 500 feet of the Project impact zone. Any active burrows found during survey efforts shall be mapped on the construction plans. If no active burrowing owl burrows are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG.

BIO3 *If burrowing owl nest sites are found, the following restrictions on construction are required between March 1 and August 31 (or until nests are no longer active as determined by a qualified biologist):*

- *Clearing limits shall be established with a minimum of 250 feet, or as otherwise determined by a qualified biologist, in any direction from any occupied burrow exhibiting nesting activity; and*

- *Access and surveying shall not be allowed within 100 feet of any burrow exhibiting nesting activity. Any encroachment into the 250/100-foot buffer area around the known nest is allowed only if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants.*

If construction occurs outside of the breeding season, exclusion of burrowing owls from their burrow is a practice generally accepted by the CDFG. Exclusion of burrowing owls involves placement of one-way doors at the opening of known occupied burrows to allow egress from and preventing ingress to the burrow. In this manner the burrowing owl is forced to look for another suitable roosting location. One-way doors should be left in place for 48 hours to ensure owls have left the burrow before excavation. Whenever possible, burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible plastic pipe or burlap bags shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO4 *Surveys for the Coachella Valley round-tailed ground squirrel shall be conducted according to guidelines provided by the USFWS and consist of the following:*

- *A minimum of three surveys conducted between May 1 and July 31;*
- *Each survey must be conducted from one hour after sunrise to four hours after sunrise;*
- *Temperatures in the shade must range from 80 degrees to 91.4 degrees Fahrenheit (27 degrees to 33 degrees Centigrade);*
- *Wind speeds must be low; and*
- *100 percent of the study area must be covered, using walking transects spaced approximately 32 feet (10 meters) apart.*

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service?*

No Impact. The proposed Project would not result in impacts to riparian habitat or other sensitive natural community. The proposed Project would modify any natural drainage would be required to obtain a 1600 Streambed Alteration agreement from the California Department of Fish and Game (CDFG). Therefore, there would be no impacts in this regard.

c) *Have a substantially adverse impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The proposed Project would not result in any adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA).[1] Refer to response 4.4(b).

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?*

Less Than Significant Impact With Mitigation Incorporated. Refer to Response 4.4(a).

e) *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?*

Less Than Significant Impact. The City General Plan policies encourage preservation of the habitat areas of rare, threatened and endangered wildlife and plant resources within open space areas. Future development proposals will be required to demonstrate compliance with General Plan policies. Therefore, less than significant impacts would occur in this regard.

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?*

Less Than Significant Impact With Mitigation Incorporated. The Coachella Valley Association of Governments (CVAG) is currently preparing a Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) for the Coachella Valley region. The MSHCP and NCCP will create large interconnected preserves for special status species and their habitats while streamlining the regulatory process outside of the reserve areas. This will be accomplished by providing a means to standardize mitigation/compensation measures for species covered by the plan and satisfy applicable provisions of federal and state ESAs, the California Environmental Quality Act (CEQA), and National Environmental Policy Act (NEPA). Measures will most likely take the form of payment of fees as a standard condition of approval for development within the fee area. A draft plan is expected to be circulated for public review after April 2004.

Mitigation Measure:

BIO5 *Adequate fees shall be paid according to the adopted MSHCP and NCCP shall it become adopted prior to Project development.*

[1] BonTerra Consulting, *Biological Resources Assessment*, August 2004.

4.5 CULTURAL RESOURCES. *Would the project:*

Archaeological Resource Management Corporation (ARMC) conducted a Phase I archaeological assessment for the 58-acre parcel (refer to Appendix E, *Cultural Resources Assessment*). The purpose of the assessment was to identify any archaeological sites or isolates (prehistoric or historic) within or adjacent to the Project site that might be impacted by the proposed development. Due to the limited nature of the Project, no formal research design was developed. In general the assessment was carried out to identify significant cultural resources that might be impacted by the proposed development.

Field Methods

The field crew walked 5-10 meter, zig-zag transects east to west and the reverse across the Project site. The surveyors scanned the exposed soil for evidence of prehistoric activities, items such as grinding equipment (manos, metates, mortars, and pestles), hunting equipment (arrowpoints or dart points; shaft or arrow straightener), storage or cooking items (ceramic vessels), and features, such as hearths. They also sought evidence of historic period artifacts, such as metals, kitchen items (glassware, dinnerware, cutlery) and consumer items (bottles, tins).

Database Search

The results of the records and literature search at the Eastern Information Center (EIC), University of California, Riverside, were that the property had not been previously surveyed for archaeological resources within the past five years and that no archaeological sites or isolates had been recorded within or adjacent to the Project site. The 1941 15' USGS topographic map (Coachella) revealed a structure that appeared to fall within the site boundaries. That structure was no longer present on the 1956 USGS topographic map (7.5' Indio Quadrangle). The results of the field survey were that the foundations for an agricultural complex (Primary Number 33-13197) were located and recorded on the property. See Appendix E for the site survey record.

a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

Less Than Significant Impact With Mitigation Incorporated.

The field crew observed that the Project site was completely disturbed by agriculture and related activities. Three quarters (northwest, southwest, southeast) of the Project site consisted of a plowed field. The field contained scattered dried plants allowing approximately 60 to 65 percent ground visibility. No evidence of prehistoric or historic resources was observed on the Project site.

Several dirt roads traversed the east and east-central parts of the Project site. In the northeast quarter of the Project site, an abandoned earthen reservoir, large recent dump, and a row of introduced ornamental trees surrounded two poured concrete foundations. These foundations appeared to have been part of temporary storage or processing buildings associated with the agricultural field and the reservoir. There was no evidence of a substantial structure at the site of the foundations; only one hole,

evidence of a bolt attachment, was found on the concrete slabs. Refer Appendix E for the site survey record for this small agricultural complex (Primary Number 33-13197).

In the extreme northeastern portion of the parcel, between the foundations, the reservoir, and Avenue 50, decomposing sod remnants were found, providing evidence that this portion of the Project site was devoted to sod farming. The dump, reservoir, sod patch and foundations area of the Project site permitted an estimated 20 to 30 percent ground visibility. These data are presented in the Site Survey Record (refer to Appendix E).

Prehistoric Resources

The records search through the EIC did not disclose any recorded prehistoric sites or isolates within or adjacent to the Project site. The field survey also did not record any prehistoric resources.

Historic Resources

The records search through the EIC revealed that a structure appeared to fall within the parcel boundaries by 1941, but it was no longer present by the 1956 topographic map revision date. No historic sites or isolates had been recorded previously within or adjacent to the parcel. The field survey revealed the foundations of a small agricultural complex, recorded as Primary Number 33-13197, within the Project boundaries.

The results were that an agricultural complex (Primary Number 33-13197) was found to be present within the Project boundaries. It is not, however, considered to be a significant archaeological resource, that is, it would not qualify for the California Register of Historic Resources (CRHR). Due to the presence of the historic archaeological site, the limited ground visibility, and the potential for encountering unknown and potentially significant archaeological resources, monitoring during grading is recommended. If in the course of grading archaeological resources are encountered, a qualified archaeologist should review the finds, assess their significance, develop and carry out a program of mitigation, where appropriate. Therefore, implementation of the recommended mitigation measure would reduce impacts to historical resources to a less than significant level.

Mitigation Measures:

CUL1 *Prior to construction, the applicant shall hire a certified archaeologist to observe grading/ major trenching activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of the artifacts, as appropriate. If the archaeological resources are found to be significant, the archaeologist shall determine appropriate actions, in consultation with the City, for exploration and/or salvage.*

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Less Than Significant Impact With Mitigation Incorporated. Results of the EIC search indicated that an agricultural complex (Primary Number 33-13197) was present

within the Project site boundaries. It is not, however, considered to be a significant archaeological resource, since it would not qualify for the California Register of Historic Resources (CRHR). Due to the presence of the historic archaeological site, the limited ground visibility, and the potential for encountering unknown and potentially significant archaeological resources, monitoring during grading is recommended. If in the course of grading archaeological resources are encountered, a qualified archaeologist should review the finds, assess their significance, develop and carry out a program of mitigation, where appropriate.

Mitigation Measures: Refer to Mitigation Measure CUL1.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact. Results from the Cultural Resources Assessment indicated that no paleontological resources were identified through either the records search or the field survey. In addition, the Project site is well removed from designated Geologic Resource Areas, as indicated in the City General Plan Conservation Element. Therefore, there would be no impacts in this regard.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

No Impact. There are no known formal or informal grave sites within the proposed Project area. Therefore, there would be no impacts in this regard.

4.6 GEOLOGY AND SOILS. *Would the project:*

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

1) *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. The Project site is located within the seismically active southern California region. Active faults are faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (previously known as the California Division of Mines and Geology) defines active faults as those which have had surface displacement within Holocene time (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, unweathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene time.

The seismic activity in the central portion of the Coachella Valley and the Coachella Valley segment of the San Andreas fault have been relatively low, compared to other parts of southern California. Several Alquist-Priolo Earthquake Fault Zones which are defined as active and potentially active faults either transect or are in close proximity to

the Project area. Active faults are defined by the California Department of Mines and Geology (CDMG) as those areas with evidence of ground rupture within 10,000 year old or less sediments. Active faults within the area include the San Andreas, Skeleton Canyon and Coachella Fan Fault zones. Potentially active faults that transect the Project area include the southeasterly fault segments or extensions of the Coachella fan fault zone and the northwesterly extensions of the Skeleton Canyon fault zones. The above fault zone extensions are considered segments of the San Andreas Fault zone and are not presently zoned for the Alquist-Priolo Earthquake Fault Zone or Riverside County Fault Zone studies. Therefore, impacts in this regard would be less than significant

2. *Strong seismic ground shaking?*

Less Than Significant Impact With Mitigation Incorporated. As previously stated the Project site is located within the seismically active region of southern California, which could result in groundshaking. Southern California is likely to experience, on average, an earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years.

There are no faults, active or inactive, that run through the Project site. In addition, the Project site is not located within an Alquist-Priolo Special Study Zones area. However, there are several active and potentially active fault zones, near the Project site that could result in groundshaking. These fault zones include Wildomar Fault and Murrieta Creek Fault Zone. Improvements and developments would be required to conform to all applicable City Ordinances, as well as adherence to standard engineering practices and design criteria. Therefore, mitigation measures are recommended to ensure that impacts from groundshaking would be reduced to a less than significant level.

Mitigation Measures:

GEO1 *All structures shall be designed as confirmed during the building design plan checking, to withstand anticipated groundshaking caused by future earthquakes within an acceptable level of risk (i.e., high risk zone), as designated by the City's latest adopted edition of the Uniform Building Code.*

3. *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact With Mitigation Incorporated. Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure and the intensity and duration of groundshaking. A majority of the City's Planning Area has a high generalized liquefaction potential, including the Project site, due to the presence of alluvial sediment and shallow or semi-perched groundwater to within 50 feet of the ground surface. The potential effects of seismic settlement may need to be mitigated. Mitigation measures typically include ground improvement techniques to reduce the potential for liquefaction or utilizing "deep" foundation systems for the proposed structures. Such methods may consist of compaction grouting;

overexcavation of near surface soils and the placement of a gravel blanket wrapped in geofabric beneath the structure(s); "rammed aggregate piers" which feature successive layers of densely compacted aggregate; and/or a deep foundation system such as driven piles. Specific recommendations and details to reduce the potential for surface manifestation of liquefaction should be provided in supplemental reports as the Project progresses and additional data is obtained and analyzed. Implementation of the recommended mitigation measures would reduce impacts regarding liquefaction and settlement to a less than significant level.

Mitigation Measures:

GEO2 *Prior to the issuance of a grading permit, a site specific geologic and soils report shall be prepared by a registered geologist or soils engineer and submitted to the City Building and Safety Division for approval. The report shall specify design parameters necessary to remediate any soil and geologic hazards.*

GEO3 *All grading, landform modifications and construction shall be in conformance with state-of-the-practice design and construction parameters. Typical standard minimum guidelines regarding regulations to control excavations, grading, earthwork construction, including fills and embankments and provisions for approval of plans and inspection of grading construction are set from the latest version of the Uniform Building Code. Compliance with these standards shall be evident on grading and structural plans. This measure shall be monitored by the City Building and Safety Division through periodic site inspections.*

GEO4 *Type 5 cement shall be used for all foundations and slabs on grade.*

4. *Landslides?*

Less Than Significant Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. The proposed Project site is not identified on Figure 52, *Environmental Hazards Policy Diagram*, of the City's General Plan, as an area susceptible to landslides. Therefore, impacts in this regard would be less than significant.

b) *Result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact With Mitigation Incorporated. According to the *Soil Survey of Riverside County, California, Coachella Valley Area* by the United States Department of Agriculture Soil Conservation Service, the Project site is situated on the Gilman-Coachella-Indio association. This association is nearly level to rolling, somewhat excessively drained to moderately well drained fine sands, fine sandy loams, silt loams, loamy fine sands and very fine sandy loams on alluvial fans. Two soil series are present on the Project site and are briefly described below.

Gilman fine sandy loam generally occurs on alluvial fans and flood plains of the Coachella Valley. Depth to the high water table is 40 to 60 inches. Runoff is slow and

the erosion hazard is slight. The soil is moderately alkaline. The hazard of soil blowing is moderate. Available water capacity is 9.5 to 10.5 inches. This soils is used for truck crops, citrus, cotton, alfalfa hay and dates.

Gilman silt loam is a nearly level soils that has a silt loam surface layer and is moderately alkaline. Runoff is very slow on this moderately permeable soil. The erosion hazard is slight. Available water capacity is 9.5 to 10.5 inches. The depth to the water table is 40 to 60 inches. The soil is used for dates, cotton, alfalfa hay and recreation.

Site preparation would include site grading of the entire Project site. Development on-site would be subject to City codes and requirements for erosion control, grading, and soil remediation as recommended in Mitigation Measures GEO5 and GEO6 and Mitigation Measure AQ2, which would reduce impacts to a less than significant level.

Mitigation Measures:

GEO5 *Precise grading plans shall include an Erosion, Siltation and Dust Control Plan to be approved by the City Building Division. The Plan's provisions may include sedimentation basins, sand bagging, soil compaction, revegetation, temporary irrigation, scheduling and time limits on grading activities, and construction equipment restrictions on-site. This plan shall also demonstrate compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control.*

GEO6 *As soon as possible following the completion of grading activities, exposed soils shall be seeded or vegetated seed mix and/or native vegetation to ensure soil stabilization.*

c) *Be located on a geologic unit or soil that is unstable, or 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 Impact With Mitigation Incorporated. As identified on Figure 52 of the City's General Plan, the only geologic hazards associated with the proposed Project site is the potential for liquefaction to occur. As indicated above, mitigation measures would reduce the impacts from liquefaction to a less than significant level. Therefore, impacts in this regard would be less than significant.

Mitigation Measures: Refer to Mitigation Measures GEO2 through GEO4.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?*

Less Than Significant Impact. As mentioned previously, dominant soil association in the Project area is the Gilman-Coachella-Indio soil association. Characteristics of the Gilman fine sandy loam association are well drained soils with slow runoff and slight erosion hazard. These soils are generally non-expansive and therefore, impacts in this regard would be less than significant.

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

Less Than Significant Impact. Implementation of the proposed Project does not have the capacity to affect existing and/or proposed septic tanks or alternate wastewater disposal systems. Therefore, impacts in this regard would be less than significant.

4.7 HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

A Phase I Environmental Site Assessment (ESA) was prepared by RBF Consulting, dated February 6, 2004 (refer to Appendix A. *Phase I Environmental Site Assessment*). The purpose of conducting the ESA is to satisfy one of the requirements to qualify for the Innocent Landowner Defense to CERCLA (Superfund Law) liability, by providing an appropriate inquiry into the previous uses of the Project site in order to identify Recognized Environmental Conditions (RECs). As defined in American Society for Testing and Materials (ASTM) Standard Practice E 1527-00, a REC is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "de minimis" conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be "de minimis" are not RECs.

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

Less Than Significant Impact With Mitigation Incorporated. The Project proposes development of residential uses on the Project site. Hazardous materials are not typically associated with this type of land use. Minor cleaning products along with the occasional use of pesticides and herbicides for landscape maintenance of the Project site are the extent of materials used and applicable here. Implementation of the recommended mitigation measure would ensure all impacts regarding hazardous materials would be reduced to a less than significant level.

Mitigation Measure:

HAZ1 *Any hazardous waste that is generated on-site shall be transported to an appropriate disposal facility by a licensed hauler in accordance with the appropriate State and Federal laws.*

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?*

Less Than Significant Impact With Mitigation Incorporated. A summary of results of the Phase I ESA is as follows (refer to Appendix A for a complete discussion of the investigation and conclusions).

Site Inspection

Evidence of recognized environmental conditions within the boundary of the Project site was observed during the January 5, 2004 site inspection, which consisted of the following:

- Miscellaneous debris (i.e., hoses, pipeline, tires, wood, vegetation) was noted throughout various portions of the Project site, primarily along the boundaries that adjoin existing dirt roadways. Within the northeastern portion of the Project site, one 55-gallon drum, debris and piles of concrete blocks were present. RBF could not visually inspect the ground surface in areas where debris was present, especially large inaccessible debris piles.

- Miscellaneous agricultural equipment (e.g., an old truck, shipping boxes, tools) was noted to the south of the on-site structure. The abandoned farm equipment appeared to be in poor condition; RBF could not visually inspect the ground surface that underlies the on-site equipment and materials.

- The maintenance yard appeared to contain miscellaneous debris, tractors, and radiators. However, access to the maintenance yard and associated structure was unavailable at the time of the Assessment.

- Surficial staining of the ground surface (bare soil) was visually observed within the maintenance yard and adjacent to the south of the on-site structure.

- One water well was observed within the boundaries of the Project site during the January 5, 2004 inspection.

Asbestos Containing Materials

Based upon the year the existing structure present on-site was built (prior to 1978), the potential for asbestos-containing materials (ACMs) to be found on-site is considered likely.

Lead-Based Paints

Based upon the year the existing structure present on-site was built (prior to 1978), the potential for lead-based paints (LBPs) to be found on-site is considered likely.

Adjacent Properties

The presence of hazardous materials on the Project site that may have been generated from adjacent properties was not visible during the January 5, 2004 site inspection.

Public Records

Available public records (provided by Environmental Data Resources, Inc. (EDR)) were reviewed by RBF on December 12, 2003. The list reviewed identified one regulatory property within the boundaries of the Project site, which is briefly described below:

- 84265 Avenue 50 was listed within the Historical Underground Storage Tank (HIST UST) database. The HIST UST database contains historical listings of underground storage tank locations. 84265 Avenue 50 has been listed within this database for the presence of two historical underground storage tanks within the Project site. No contamination has been reported within the EDR database with respect to the Project site.

The list identified 18 listed regulatory sites located within a one-mile radius of the Project site. A potential REC on the Project site caused by these properties is considered to be low due to the groundwater flow direction from the Project site, and/or the status of the identified sites.

Historic Recognized Environmental Condition

A "historic recognized environmental condition" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. HRECs are generally conditions that have in the past been remediated to the satisfaction of the responsible regulatory agency. A HREC has been identified since the Project site has been listed as having two historic USTs. The exact location of the historic USTs remains undefined; no closure/removal records were found during the review of building department records.

Historical Use(s) Information

Review of available environmental documentation and interviews indicates that past on-site activities have created the potential for environmental conditions to be present within the boundary of the Project site. Based upon the site inspection, review of available historical aerial photographs and interviews, portions of the Project site were historically used for agricultural purposes and portions of the Project site are have been utilized as a nursery for several years. Therefore, a combination of several commonly used pesticides (i.e., DDD, DDT, DDE), which are now banned may have been used throughout the Project site. It should be noted that the historical use of agricultural pesticides might have resulted in pesticide residues of certain persistence in soil at concentrations that are considered to be hazardous according to established Federal regulatory levels. The primary concern with historical pesticide residues is human health risk from inadvertent ingestion of contaminated soil, particularly by children. The presence of moderately elevated pesticide residuals in soil present potential health and marketplace concerns.

Based upon the results of the Phase I ESA, mitigation measures are recommended in order to reduce impacts regarding hazardous materials to a less than significant level.

Mitigation Measures:

HAZ2 *All miscellaneous vehicles, maintenance equipment and materials, construction/irrigation materials, miscellaneous stockpiled debris, 1 and 5-gallon containers, construction/irrigation materials, and former agricultural equipment, should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.*

HAZ3 *Soil sampling should be performed within the maintenance yard to characterize the extent of contamination associated with the surficial soil staining. Soil should be removed and disposed of at an appropriate landfill facility in accordance with state and federal requirements.*

HAZ4 *The majority of the Project site has been historically utilized for agricultural purposes for several decades and may contain pesticide residues in the soil. Soil sampling should occur throughout the Project site, including the maintenance and staging areas. The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.*

HAZ5 *The terminus of all undocumented pipes should be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for a UST. Should USTs be present, the USTs should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.*

HAZ6 *The location of the two former USTs should be defined since no closure/removal records were found during this Assessment. Once identified, soil sampling should be performed within the former UST areas to characterize the extent of contamination (if any) associated with the former USTs staining.*

HAZ7 *The on-site water well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment should be removed off-site properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) should be performed.*

HAZ8 *A visual inspection of the interior the on-site structure is recommended. In the event that hazardous materials are encountered, they should be properly*

tested and then properly disposed of pursuant to State and Federal regulations.

HAZ9 *Any transformers to be removed/relocated should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs.*

HAZ10 *Based upon the year the existing structure located on the Project site was built (prior to 1978), asbestos-containing materials and lead-based paint may be present within the existing on-site structures and would need to be handled properly prior to remodeling or demolition activities.*

HAZ11 *If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:*

- *Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;*
- *Notify the Project Engineer of the implementing Agency;*
- *Secure the area a directed by the Project Engineer; and*
- *Notify the implementing agency's Hazardous Waste/Materials Coordinator.*

c) *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. No existing or proposed school facilities are located within a one-quarter mile radius of the Project site. Furthermore, as previously stated in Response 4.7(a), the proposed Project would not involve the use, storage, transport, and/or disposal of hazardous materials. Therefore, impacts in this regard would be less than significant.

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?*

Less Than Significant Impact With Mitigation Incorporated. The governmental sources have been searched by EDR (at the request of RBF), for sites within the Project site and within an approximate one-mile radius of the Project site boundaries. Upon completion of their search, EDR provided RBF with their findings dated December 12, 2003 (refer to Appendix A, *Phase I Environmental Site Assessment*). To reduce the potential for omitting possible hazardous material sites on the Project site and within the surrounding area, sites may be listed in this report if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information.

The lists identified 18 regulatory sites located within a one-mile radius of the Project site. A REC on the Project site caused by one or more of these sites are considered to be low

due to the groundwater flow direction; the distance and direction from the Project site; and/or the status of the identified sites. For a complete list of sites identified and their status, refer to the map of sites within a one-mile radius of the Project site. Table 7, *Identified Sites Within a One-Mile Radius of the Project Site*, below, indicates the listed regulatory sites located within a one-mile radius of the Project site.

As discussed in Response 4.7(d), implementation of the recommended mitigation measures would reduce impacts regarding hazardous materials to a less than significant level.

Mitigation Measure: Refer to Mitigation Measures HAZ11 and HAZ15.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The proposed Project is not located within an airport land use plan, or within two miles of a public airport or public use airport. The nearest airport is the Desert Resorts Regional Airport serving the greater Coachella Valley located approximately six miles southeast of the Project site. Implementation of the proposed Project would not result in a safety hazard for people residing or working in the Project area.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. Refer to Response 4.7(e).

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. Implementation of the proposed Project would not interfere with an existing emergency response plan. No revisions to adopted emergency plans would be required. as a result of the proposed Project. Therefore, no impacts are anticipated as a result of Project implementation.

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. The proposed Project does not have the capacity to expose people or structures to wildland fires. No impacts would occur in this regard.

Table 7
IDENTIFIED SITES WITHIN A ONE-MILE RADIUS OF THE PROJECT SITE

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
1	Ranch 1 84265 Avenue 50 Coachella, CA 92236	Project site	HIST UST	Two (2) historical underground storage tanks reported on-site.	Low (Historical USTs; No contamination reported)
A2-A3	Sungold #1 Ranch Ave 50/Van Buren Thermal, CA 92274	0.12-miles west of the Project site	HIST UST CHMIRS	One (1) historical underground storage tank reported on-site.	Low (No contamination reported)
4	50606 Suncrest St. #6 Coachella, CA 92670	0.65-miles east of the Project site	CHMIRS	Suspicious mail at residence. Letter turned over to County Health, nothing found.	Low (Refer to site status)
5	50071 Kenmore Street Coachella, CA 92670	0.60-miles east of the Project site	CHMIRS	Sulfur contamination at residence. Resident washed agricultural spraying rig, runoff water went into street. Cleanup by county fire and health.	Low (Refer to site status)
6	Soco Apple Market #4 50980 Highway 86 Coachella, CA 92236	0.70-miles east of the Project site	LUST Cortese	Leaking underground storage tank on-site. Gasoline contamination, aquifer affected. MTBE detected.	Low (Contamination down gradient and greater than ½-mile from Project site)
7	Chevron Station #9-2447 49-975 Harrison Coachella, CA 92236	0.70-miles northeast of the Project site	Notify 65 LUST Cortese	Leaking underground storage tank on-site. Gasoline contamination, aquifer affected. Case closed July 9, 1998.	Low (Refer to site status)
B8	Lucky's Auto Service 51229 Harrison Street Coachella, CA 92236	0.70-miles southeast of the Project site	LUST Cortese HAZNET	Waste oil contamination to soil only. Case closed August 21, 1995. Aqueous solution. Disposal Method: Recycler.	Low (Refer to site status)
B9	Deleon's Service 51298 Harrison Street Coachella, CA 92236	0.70-miles southeast of the Project site	LUST Cortese	Gasoline contamination. Preliminary site assessment underway. Case closed August 18, 1998.	Low (Refer to site status)
10	Amigo Mini Mart 85-509 Highway 111 Coachella, CA 92236	0.75-miles northeast of the Project site	RCRIS-SQG FINDS LUST Cortese HAZNET	Small Quantity Generator. No violations found. Gasoline contamination, aquifer affected. Local oversight program underway. Aqueous solution. Disposal Method: Recycler.	Low (Contamination down gradient and greater than ½-mile from Project site)
C11-C12	Escher Oil 85119 Avenue 50 Coachella, CA 92236	0.85-miles northeast of the Project site	LUST Cortese Notify 65 LUST EMI	Gasoline contamination, aquifer affected. Case closed January 27, 1997.	Low (Refer to site status)

EDR Map ID#	Site Name/Address	Direction from Project site	*Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
D13-D14	Foster-Gardner, Inc. 1577 First Street Coachella, CA 92236	0.85-miles east of the Project site	Cortese RCRIS-SQG FINDS AWP Cal-Sites DEED HAZNET HIST UST	Small Quantity Generator, no violations found. Active annual work plan site.	Low (Property located grater than ¾-mile form the Project site)
15	Sossa's Market #7 48975 Grapefruit Boulevard Coachella, CA 92236	0.75-miles northeast of the Project site	LUST Cortese	Gasoline contamination. Preliminary site assessment underway.	Low (Contamination located down gradient and greater than ¾-mile from Project site)
16	Fire Station 1377 Sixth Street Coachella, CA 92236	0.85-miles southeast of the Project site	Notify 65	No further information provided.	Low (No contamination reported)
C17	Circle K Store #1303 49989 Grapefruit Street Coachella, CA 92236	0.85-miles northeast of the Project site	RCRIS-SQG FINDS LUST Cortese HIST UST	Small Quantity Generator. No violations found. Gasoline contamination, aquifer affected. Case closed November 13, 2000.	Low (Refer to site status)
18	Walter Property 84540 Mitchell Coachella, CA 92236	0.75-miles north of the Project site	LUST Cortese	Gasoline contamination, aquifer affected. Case closed April 23, 1993.	Low (Refer to site status)
19	Coachella City Yard 1670 Second Street Coachella, CA 92236	0.95-miles east of the Project site	LUST Cortese	Diesel contamination, aquifer affected. Case closed December 8, 1999.	Low (Refer to site status)
20	Coachella Fire Station 1377 Sixth Street Coachella, CA 92236	0.95-miles southeast of the Project site	LUST Cortese	Gasoline contamination, aquifer affected. Post remedial action monitoring.	Low (Contamination located down gradient and greater than ¾-mile from Project site)
E21-E22	Old Builders Supply 85-220 Avenue 50 Coachella, CA 92236	0.95-miles southeast of the Project site	Notify 65 LUST Cortese	Gasoline contamination, aquifer affected. Case closed July 22, 1992.	Low (Refer to site status)
23	Autos Del Valle 51890 Highway 86 Coachella, CA 92236	0.9-miles southeast of the Project site	LUST Cortese	Gasoline contamination, aquifer affected. Case closed October 28, 1998.	Low (Refer to site status)

Notes: Map ID numbers match the site numbers indicated on the map of sites within one-mile radius contained within Appendix A, *EDR SEARCH.*

POTENTIAL FOR ENVIRONMENTAL CONDITION KEY:

Low Potential = Potential to create environmental condition on Project site is considered to be low for one or several factors including, but not limited to, the following:

direction of groundwater flow is away from the Project site (down gradient); remedial action is underway or completed at off-site location; distance from Project site is considered great enough to not allow the creation of a potential environment condition; only soil was affected by the occurrence; and/ or reporting agency has determined no further action is necessary.

Moderate Potential = Potential to create environmental condition on Project site is considered to be moderate and further investigation may be necessary due to one or several factors including, but not limited to, the following:

occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to Project site; groundwater flow is towards the Project site (up gradient).

High Potential = Potential to create environmental condition on Project site is considered to be high and further investigation necessary due to one or several factors including the following; occurrence noted on-site and status if remedial action unknown; occurrence affected groundwater and is located up gradient from Project site.

Source: RBF Consulting, *Phase I Environmental Site Assessment*, February 6, 2004.

4.8 HYDROLOGY AND WATER QUALITY. *Would the project:*

a) *Violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact With Mitigation Incorporated. Impacts to water quality would range over three different periods: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the Project, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct storm water discharge. In California, the State Water Quality Control Board (WQCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. All new construction projects over one acre must prepare a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the State Water Resources Control Board under the requirements of Statewide Industrial Storm Water Permit for General Construction Activities. The State then issues a permit for the construction phase of the development.

The Coachella area is within the Colorado River Basin Region (Region No. 7), which adopted its Water Quality Control Plan on November 17, 1993. The owners and operators of municipal storm sewer systems in the Whitewater River Basin, including the City of Coachella and the Coachella Valley Water District, received approval by the RWQCB in May of 1996, which includes NPDES permit No. CAS617002 along with Waste Discharge Requirements governing storm water discharge into the Whitewater River. In applying for the permit, a Storm Water Management Plan was prepared which provides a basis for reducing the discharge of pollutants into municipal storm sewers to the maximum extent practical. The permit establishes Best Management Practices (BMPs) to reduce pollutants, water quality monitoring and sampling standards to evaluate ambient water quality and the effectiveness of BMPs in reducing pollutants. Accordingly, the following mitigation measures would reduce Project impacts to a less than significant level.

Mitigation Measures:

HYD1 *The applicant shall obtain a Notice of Intent from the State of California Regional Water Quality Control Boars, as the approximately 58-acre proposed Project would result in the disturbance of one or more acres. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Control Board must be submitted to the City of Coachella before issuance of grading permits.*

HYD2 *Prior to the issuance of grading permits, Best Management Practices (BMPs) shall be developed in compliance with the City of Coachella and the*

Coachella Valley Water District NPDES Permit. Specific measures shall include:

- *Siltation of drainage devices shall be handled through a maintenance program to remove silt/dirt from channels and parking areas;*
- *Surplus or waste materials from construction shall not be placed in drainage ways or within the 100-year floodplain surface waters;*
- *All loose piles of soil, silt, clay, sand, debris or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State;*
- *During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff;*
- *Stabilizing agents such as straw, wood chips and/or soil sealant/dust retardant shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented; and*
- *Revegetated areas shall be continually maintained in order to assure adequate growth and root development.*

HYD3 *The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP), which identifies construction and post construction BMPs to the City for review and approval.*

HYD4 *Prior to the issuance of building permits, the applicant shall submit a Water Quality Management Plan (WQMP) pursuant to the Coachella Valley Water District and the City of Coachella local implementation plan, specifically identifying BMPs that shall be used on-site to control predictable pollutant runoff.*

HYD5 *Prior to the issuance of building permits, the applicant shall obtain coverage under NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City.*

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Less Than Significant Impact. Groundwater has historically been the principal source of water supply in the Coachella Valley. The Project site is located at the southeasterly end of the Coachella Valley Groundwater Basin as defined by the Department of Water

Resources (DWR).[2] This groundwater basin encompasses most of the Coachella Valley from the San Gorgonio Pass to the Salton Sea and has been subdivided by the DWR and U.S. Geological Survey into four interrelated water bearing sub-basins which are delineated by fault barriers that restrict the lateral movement of groundwater. Specifically, the Project site lies within the Whitewater River (or Indio) sub-basin, which encompasses approximately 400 square miles. The Project site is further located within the Thermal Subarea of the Whitewater Sub-basin. Using imported water from the Colorado River; the Coachella Valley Water District (CVWD) operates a recharge area north of Palm Springs. Recently, CVWD indicates that the groundwater basin in the lower valley is showing signs of overdraft including a drop in the water table.

According to the General Plan EIR, buildout of the General Plan would result in an increase of approximately 12 million gallons per day (GPD) of water. Based on a generation factor of 1,121 GPD/acre, the proposed Project would result in an increase demand of approximately 65,018 GPD of water.[3] This increase would represent 0.5 percent of the anticipated increase in water demand upon buildout of the General Plan (approximately 12.1 million GPD). In addition, the General Plan EIR indicates that the increase in demand for water as a result of buildout of the General Plan would not have a significant effect on groundwater recharge.[4] The General Plan EIR concludes, "because the City is working cooperatively to address the issue of groundwater supply on a regional basis, and because prior efforts in the upper Whitewater Basin have proven successful, impacts relating to the supply of water via groundwater resources are not anticipated to be significant." Therefore, since the proposed Project would result in a fraction of the increase of water to be supplied by groundwater, compared to the anticipated General Plan buildout, impacts to groundwater would be less than significant.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

No Impact. While the proposed Project would involve grading and construction activities, which would permanently alter the drainage pattern of the Project site, there are no streams or rivers that traverse the Project site. Therefore, development of the proposed Project would not result in substantial erosion or siltation on- or off-site.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

No Impact. There are no existing natural water bodies in the area. However, development of the vacant site with impervious surfaces (paved parking lots and driveways) would increase the amount of surface runoff in the area. Appropriate BMPs would be considered for inclusion as a means to address any potential stormwater issues. Existing infrastructure improvements, including surface gutters along Avenue 50 would provide adequate drainage for the surface runoff created by the proposed Project.

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[2] Coachella Valley Water District, *Engineer's Report on Water Supply and Replenishment Assessment 1991/1992.*

[3] City of Coachella, *General Plan EIR,* Table 3.10-2, September 1996.

[4] Ibid, page 195.

Therefore, the proposed Project would not affect water courses or substantially increase the rate or amount of surface runoff to create flooding impacts, resulting in less than significant impacts.

e) *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 With Mitigation Incorporated. Construction of the proposed Project may result in minor changes in the amount of runoff due to an increase in the amount of impermeable surface area within the Project area. Surface runoff velocities, volumes, and peak flow rates would have a minor increase due to an increase in impervious surfaces. Drainage improvements would be provided on-site as part of the Project design and would be subject to review and approval by the City of Coachella. Therefore, impacts would be less than significant.

Mitigation Measure:

HYD6 *The Project applicant shall submit stormdrain plans to the City Engineer for approval, prior to approval of the Tentative Tract Map.*

f) *Otherwise substantially degrade water quality?*

Less Than Significant Impact. Construction and post-development surface runoff would occur as a result of development on-site. The proposed Project is not anticipated to create any additional impacts that would degrade water quality beyond those previously identified in the General Plan EIR.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

Less Than Significant Impact. The Federal Emergency Management Agency (FEMA) produces Flood Insurance Rate Maps (FIRM) showing areas subject to 100-year floods. One-hundred-year floods are those floods expected to occur, on the average, once every 100 years, based on historical data. The 100-year flood has a 1/100 or one percent chance of occurring in any given year. Flood insurance rates are based on FEMA's designations of flood zones, and the practice is to avoid or restrict construction within the 100-year flood zones, or to engage in flood proofing techniques such as elevating building pads or by constructing flood walls and levees.

According to the most recent Flood Insurance Rate Map published by FEMA (March 22, 1983), small portions of the Study area remain in Zone AO which is defined as areas of 100-year shallow flooding where depths are between one and three feet. There are also areas within Zone B, which is between the limits of the 100-year flood and the 500-year flood; or subject to 100-year flooding at depths of less than a foot; or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. However, as discussed above, channel improvements to the Coachella Valley Storm Channel, which, as stated earlier, is designed to carry the

Standard Project Flood, make it likely that no true flood hazard currently exists in these areas.

According to a letter dated September 21, 1984 from FEMA to the City, the entire city limits as they existed at that time are in Zone C, which is classified as "Areas of Minimal Flooding" however, the most recent Flood Insurance Rate Map dated March 22, 1983 has not been updated to reflect this change in status. The Coachella Valley Water District (CVWD) indicates that the Cities of Indio and Coachella were reclassified to Zone C when channel protection was applied to portions of the Coachella Storm water Channel. In addition, the "limits of study" on this version of the FIRM does not cover unincorporated portions of the study area south of Avenue 58 suggesting that this area may need further evaluation. CVWD does indicate, however, that the Coachella Storm water Channel has ample capacity to contain the 100-year flood in this area.

The proposed Project site is not located within a 100-year flood hazard area. The Environmental Hazards Policy Diagram within the City General Plan does not indicate the Project site as an area within the 100-Year Floodplain designation. The proposed Project site is not located within a 100-year flood hazard area. The Environmental Hazards Policy Diagram within the City General Plan does not indicate the Project site as an area within the 100-Year Floodplain designation. Therefore, less than significant impact would occur in this regard.

h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. As mentioned above, the proposed Project would not place structures or housing within the 100-year flood hazard area which would impede or redirect flood flows. Therefore, there would be no impacts in this regard.

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact. As stated previously, the proposed Project does not propose any new housing or building structures within the 100-year flood plain. The proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding or the failure of a levee or a dam. Therefore, there would be no impacts in this regard.

j) *Inundation by seiche, tsunami, or mudflow?*

No Impact. The City of Coachella lies within the lower end of the Coachella Hydrological Unit, which includes approximately 1,600 square miles. Known also as the Whitewater River Basin, all surface waters ultimately discharges into the Salton Sea. Due to the location and nature of the proposed Project, in north central Riverside County and well removed from the Pacific Ocean, the potential for inundation by seiche, tsunami, or mudflow is not anticipated.

4.9 LAND USE AND PLANNING. *Would the project:*

a) *Physically divide an established community?*

Less Than Significant Impact. The majority of the area surrounding the Project site is undeveloped. In addition, the area has been zoned A-T but designated as Low Density Residential within the General Plan. Therefore, the development of 232 single-family residential uses within the Project site is consistent with the anticipated development in the surrounding community and the low-density residential General Plan designation. Thus, impacts in this regard would be less than significant.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant Impact. The Project site is zoned A-T (Agriculture Transitional) and designated as RL (Low Density Residential) in the City's General Plan. The proposed Project would require approval of a zone change to R-S (Residential Single-Family). The A-T designation requires a minimum lot size of five acres. However, the R-S designation provides for a minimum lot size of 6,000 square feet. Under the existing zoning designation, the Project site could be developed with a maximum of six lots per acre, while under the proposed zone change the maximum density that can be developed on the Project site would be 348 lots. The proposed Project involves development of 232 residential units for a density of 4 dwelling units per acre. Development of 232 residential units on the approximately 58-acre site would be consistent with the General Plan's RL designation. Upon approval of the zone change to R-S, the proposed Project would be required to comply with Article 030: *R-S Residential Single-Family Zone* requirements. The zoning designation establishes permitted uses and property development standards that the proposed Project must be consistent with. Approval of the zone change and compliance with Article 030 of the City's Zoning Ordinance would reduce impacts to a less than significant impact.

Mitigation Measure:

LAN1 *The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Community Development Department regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impacts of new development. One of these fees is the General Plan Fee to be paid at the time permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time permits are issued as a mitigation of the environmental impacts associated with this project. The fees shall be as follows: Buildings - $50.00 per Dwelling Unit.*

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Less Than Significant Impact With Mitigation Incorporated. The Coachella Valley Association of Governments (CVAG) is currently preparing a Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) for the Coachella Valley region. The MSHCP and NCCP will create large interconnected preserves for special status species and their habitats while streamlining the regulatory process outside of the reserve areas. This will be accomplished by providing a means to standardize mitigation/compensation measures for species covered by the plan and satisfy applicable provisions of federal and state ESAs, the California Environmental Quality Act (CEQA), and National Environmental Policy Act (NEPA). Measures will most likely take the form of payment of fees as a standard condition of approval for development within the fee area. A draft plan is expected to be circulated for public review after April 2004.
Mitigation Measure: Refer to Mitigation Measure BIO5.

4.10 MINERAL RESOURCES. *Would the project:*

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. No classified or designated mineral deposits of statewide or regional significance are known to occur within the Project area. According to figure 42, *CDMG Mineral Land Classification and BLM Mineral Resource Potential Maps,* of the City's General Plan, the Project site is designated as MRZ-1, which is defined as, "Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence." Therefore, the proposed Project would not result in the loss of availability of any known mineral resource valuable to the region or to the residents of the state.

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?*

No Impact. Refer to Response 4.10(a).

4.11 NOISE. *Would the project result in:*

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact With Mitigation Incorporated. The applicable noise standards governing the Project site are the criteria in the City's Noise Element of the General Plan.

City of Coachella Environmental Hazards and Safety Element of the General Plan. The Environmental Hazards and Safety Element of the City's General Plan identifies the City's policy concerning natural and manmade hazards, including noise, in order to increase the community's public safety. The following policies from the City's General Plan relate to the proposed Project.

- The City shall require noise control plans for new development located within the 60 CNEL contour (approximately 550 feet) of the centerline of major arterial roadways, 370 feet of the centerline of arterial roadways and 225 feet of collectors.

- The City will consider the severity of noise exposure in the community planning process to prevent or minimize noise impacts to existing and proposed land uses.

- Noise sensitive land uses (residences, lodging, hospitals, long term medical care facilities, educational facilities, libraries and churches) will not be located near major noise sources unless noise mitigation measures such as walls or earth berms have been incorporated into the design of the Project to reduce noise exposures in exterior living spaces and interior living areas to the levels deemed acceptable by the City.

In addition the City of Coachella has adopted specific interior and exterior noise standards that were included in the 1987 City of Coachella General Plan Noise Element. These standards are included in Table 8, *Interior and Exterior Noise Standards.*

Table 8
INTERIOR AND EXTERIOR NOISE STANDARDS

Land Use Categories		Energy Average CNEL (dB)	
Category	Uses	Interior[1]	Exterior[2]
Residential	Single Family, Duplex, Multiple Family	45[3]	65
	Mobile Home	NA	65[4]
Commercial Industrial Institutional	Hotel, Motel, Transient Lodging	45	65[5]
	Commercial, Retail, Bank, Restaurant	55	NA
	Office Building, Research and Development, Professional Offices, City Office Building	50	NA
	Amphitheatre, Concert Hall, Auditorium, Meeting Hall	45	NA
	Gymnasium (Multipurpose)	50	NA
	Sports Club	55	NA
	Manufacturing, Warehousing, Wholesale, Utilities	65	NA
	Movie Theatres	45	NA

Institutional	Hospital, School Classroom	45	65
	Church, Library	45	NA
Open Space	Parks	NA	65

Notes:
1. Indoor environment excluding: bathrooms, toilets, closets, corridors.
2. Outdoor environment limited to : Private yard of single family, Multi-family private patio or balcony served by a means of exit from inside, mobile home park, hospital patio, park's picnic area, school playground and hotel and motel recreation area.
3. Noise levels required with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided per Chapter 12, Section 1205 of the Uniform Building Code.
4. Exterior noise level should be such that internal noise level will not exceed 45 CNEL.
5. Except those areas affected by aircraft noise.

Source: City of Coachella, *General Plan EIR*, September 1996.

Short-term noise impacts would be associated with excavation, grading, and erecting of buildings on-site during construction of the proposed Project. Construction related short-term noise levels would be higher than existing ambient noise levels in the Project area today, but would no longer occur once construction of the Project is completed.

Two types of short-term noise impacts could occur during the construction of the proposed Project. First, construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 87 dBA), the effect on longer term (hourly or daily) ambient noise levels would be small. Therefore, short-term construction related impacts associated with worker commute and equipment transport to the Project site would be less than significant.

The second type of short-term noise impact is related to noise generated during excavation, grading, and construction of buildings on the Project site. Construction is completed in discrete steps, each of which has its own mix of equipment, and consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site, and therefore the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 9, *Typical Construction Equipment Noise Levels,* lists typical construction equipment noise levels based on a distance of 50 feet between the equipment and a noise receptor. Typical noise levels range up to 91 dBA L_{max} at 50 feet during the noisiest construction phases. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels, because the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backhoes, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full-power operation followed by three or four minutes at lower power settings.

Construction of the proposed Project is expected to require the use of earthmovers, bulldozers and water and pickup trucks. Based on the information in Table 9, the maximum noise level generated by each earthmover on the Project site is assumed to be 88 dBA L_{max} at 50 feet from the earthmover. Each bulldozer would also generate 88 dBA L_{max} at 50 feet. The maximum noise level generated by water and pickup trucks is approximately 86 dBA L_{max} at 50 feet from these vehicles. Each doubling of the sound source with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case combined noise level during this phase of construction would be 91 dBA L_{max} at a distance of 50 feet from the active construction area.

There are no sensitive receptors within the vicinity of the Project area that would be subjected to noise levels above those established by the City. However, compliance with the construction hours specified in the City's Noise Ordinance as well as implementation of the recommended mitigation measures would ensure that construction noise impacts would be reduced to a less than significant level.

Table 9
TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers, 12,000 to 18,000 ft-lb/blow	81 to 96	93
Rock Drills	83 to 99	96
Jack Hammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	74 to 84	80
Dozers	77 to 90	85
Scrapers	83 to 91	87
Haul Trucks	83 to 94	88
Cranes	79 to 86	82
Portable Generators	71 to 87	80
Rollers	75 to 82	80
Tractors	77 to 82	80
Front-End Loaders	77 to 90	86
Hydraulic Backhoe	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 89	86
Trucks	81 to 87	86

Source: Noise Control for Buildings and Manufacturing Plants, Bolt, Beranek & Newman 1987.

Mitigation Measures:

N1 *During all Project site excavation and grading, the Project Contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.*

N2 *The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.*

N3 *The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the Project site during all Project construction.*

b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Less Than Significant Impact. Minimal groundborne vibrations or noise would be created by the proposed Project. However, no excessive groundborne vibration or noise would be created by the proposed Project. Excessive groundborne vibration is typically caused by activities such as blasting used in mining operations, or the use of pile drivers during construction. The proposed Project would not require any blasting and no pile driving is anticipated. Thus, the grading and construction of infrastructure and buildings is not anticipated to generate excessive groundborne vibration or groundborne noise levels. Thus, less than significant impacts would occur in this regard.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact.

LONG-TERM (MOBILE) SOURCES

In accordance with the Project Traffic Study, mobile source noise impacts on the surrounding street network were modeled for Future (2005) and Future (2005) Plus Project. These two scenarios were modeled to demonstrate the Project's net acoustical increase over future ambient (No Project) conditions. An increase of five dBA or greater in noise levels occurring from Project-related activities would be significant when the "No Project" noise level is below 65 dBA CNEL. Additionally, an increase of three dBA or greater in noise levels occurring from Project-related activities would be significant when the "No Project" noise level is above 65 dBA CNEL.

In Table 10, *Projected Noise Levels Per Roadway Segment,* the first contour (dBA at 100 feet from centerline) depicts the noise level that would be heard 100 feet perpendicular to the roadway centerline. This is the typical distance to the midpoint of a rear yard for a receptor adjacent to a roadway. The second contour (distance from roadway centerline) illustrates the distances for which various noise levels would be encountered. The distance from centerline, which is the midpoint of the roadway cross section, depicts the spreading effect of the acoustics generated by mobile sources.

According to Table 10, under the "2005 Without Project" scenario, noise levels at a distance of 100 feet from centerline would range from approximately 47 dBA to 63 dBA. The highest noise levels would occur along Harrison Street, south of Avenue 50. Noise levels along this roadway segment would be 62.9 dBA at 100 feet from the roadway centerline. The lowest noise levels would occur along Frederick Street, north of Avenue 51. Noise levels along this roadway segment would be 47.4 dBA at 100 feet from the roadway centerline.

Under the "2005 With Project" scenario, noise levels at a distance of 100 feet from centerline would also range from approximately 49 to 63 dBA. The highest noise levels would occur along Harrison Street, south of Avenue 50. Noise levels along this roadway segment would be 66.6 dBA at 100 feet from the roadway centerline. The lowest noise levels would occur along Frederick Street, south of Avenue 51. Noise levels along this roadway segment would be 48.4 dBA at 100 feet from the roadway centerline.

Table 10 also compares the "2005 Without Project" scenario with the "2005 With Project" scenario. The highest noise increase would occur along Harrison Street, which would have a noise increase of 3.8 dBA. Under the "2005 Without Project Scenario", this roadway segment would be 62.4 dBA at 100 feet from the roadway centerline.

Table 10
PROJECTED NOISE LEVELS PER ROADWAY SEGMENT

	Future					Future Plus Project					
Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)			ADT	dBA @ 100 feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)			Difference in dBA @100 Feet from Roadway
			60 CNEL Noise contour	65 CNEL Noise Contour	70 CNEL Noise Contour			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour	
Avenue 50											
East of Harrison Street	4,675	55.5	57	27	12	5,275	56.0	62	29	13	0.5
West of Calhoun Street	7,470	57.5	78	36	17	7,670	57.7	80	37	17	0.2
West of Frederick Street	7,545	57.6	79	37	17	8,390	58.1	85	39	18	1.5
West of Harrison Street	7,828	57.7	81	37	17	10,658	59.1	99	46	21	1.4
West of Van Buren Street	7,925	57.8	81	38	18	8,003	57.8	82	38	18	0.0
Avenue 51											
West of Calhoun Street	1,050	49.0	21	10	5	1,050	49.0	21	10	5	0.0
West of Frederick Street	1,870	51.5	31	14	7	2,393	52.6	37	17	8	1.1
West of Harrison Street	2,350	52.5	36	17	8	2,450	52.7	37	17	8	0.2
West of Van Buren Street	1,195	49.6	23	11	5	1,195	49.6	23	11	5	0.0
Avenue 52											
West of Frederick Street	5,130	55.9	61	28	13	5,130	55.9	61	28	13	0.0
West of Van Buren Street	4,245	55.1	54	25	12	4,455	55.3	55	26	12	0.2
Calhoun Street											
North of Avenue 50	4,210	55.1	53	25	11	4,410	55.3	55	26	12	0.2
North of Avenue 51	1,720	51.2	29	14	6	1,720	51.2	29	14	6	0.0
South of Avenue 51	1,685	51.1	29	13	6	1,685	51.1	29	13	6	0.0

Frederick Street											
North of Avenue 50	2,400	52.6	37	17	8	2,500	52.8	38	17	8	0.2
North of Avenue 51	723	47.4	16	8	4	1,058	49.1	21	10	5	1.7
South of Avenue 51	835	48.0	18	8	4	900	48.4	19	9	4	0.4
Harrison Street											
North of Avenue 50	11,400	62.4	183	85	39	27,095	66.2	325	151	70	3.8
South of Avenue 50	12,925	62.9	199	92	43	30,055	66.6	348	162	75	3.7
Van Buren Street											
North of Avenue 50	7,855	57.8	81	38	17	5,180	56.0	61	28	13	1.8
North of Avenue 51	2,680	53.1	39	18	8	2,890	53.4	42	19	9	0.3
North of Avenue 52	2,445	52.7	37	17	8	2,763	53.2	40	19	9	0.5

Note: Noise level models computed for 2020 scenarios utilized existing 2004 roadway cross-section data.

As noted previously, an increase of five dBA or less is considered less than significant when the "No Project" noise levels are less than 65 dBA CNEL. Additionally, an increase of three dBA or greater in noise levels occurring from Project-related activities would be significant when the "No Project" noise level is above 65 dBA CNEL. Since the largest traffic noise increase due to Project related traffic would be 3.8 dBA (along Harrison Street) where the traffic noise level without the Project is 62.4 dBA (less than 65 dBA), a less than significant impact would occur as a result of Project implementation.

However, as indicated in the City's General Plan, the City will require noise control plans for new development located within the 60 CNEL contour of the centerline of a major roadway. Since the 60 CNEL contour extends a maximum of 199 feet from the roadway centerline (Harrison Street, south of Avenue 50), the proposed Project will not be required to prepare noise control plans.

LONG-TERM (STATIONARY) SOURCES

Mechanical equipment such as air conditioners often generate noise levels that may exceed local noise standards. At a distance of 90 feet, the noise level from all units operating simultaneously would be approximately 54 dBA, which is below the City's acceptable exterior noise level of 65 dBA CNEL.[5] Therefore, there would be a less than significant impacts associated with long-term stationary sources.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less Than Significant Impact With Mitigation Incorporated. Refer to Response 4.11(a).

[5] Per conversation with Carmen Manriquez, City Planner, on March 22, 2004.

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 expose people residing or working in the project area to excessive noise levels?*

No Impact. The Project site is not located within two miles of a public airport or public use airport. Given the Project's site distance from the Desert Resorts Regional Airport (approximately six miles), no impacts are anticipated in this regard.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The Project site is not located within the vicinity of a private airstrip. Thus, future uses would not be subjected to excessive noise levels in this regard.

4.12 POPULATION AND HOUSING. *Would the project:*

a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact. A project could induce population growth in an area either directly or indirectly. More specifically, the development of new homes or businesses could induce population growth directly, whereas, the extension of roads or other infrastructure could induce population growth indirectly. According to the 2000 Census, the City of Coachella's population was approximately 22,724 persons. As of January 1, 2003, the City's population was approximately 26,772 persons.[6]

The net increase of 232 housing units within the Project area would cause an increase in the City's population. Based on an estimate of 4.8 persons per household (State of California Department of Finance), the development of 232 additional housing units would result in a population increase of approximately 1,114 persons. As a result of Project implementation, the City's population would increase to approximately 27,886 persons. This would represent an approximately 4.2 percent increase over the City's 2003 population estimate of 26,772 persons.

The Southern California Association of Governments (SCAG) is the regional planning body for the Southern California region. SCAG projects the City of Coachella's population to reach approximately 22,996 by the year 2005 and 29,283 by the year 2020. This increase would represent approximately 30 percent of SCAG's projected growth anticipated by the year 2020. Due to the under-estimation of population growth by SCAG (the 2003 population of 26,772 persons is already above SCAG's projected population of 22,996 by 2005), the City's population growth is anticipated to be greater than that projected by SCAG. Based upon a historical growth rate of 2.6 percent a year, the City of Glendora's population is projected to be 41,409 persons by the year 2020.[7] This is more consistent with the growth anticipated in the City's General Plan based on

[6] California Department of Finance, *Table 2 – E-5 City/County Population and Housing Estimates, 1/1/2003*, updated 2003.

[7] This figure is based upon an average of historical population growth from the Department of Finance from 1990 through 2000.

the assumption of a 3.3 percent growth rate from 2000 through 2005. The City's General Plan anticipates a total population of 27,306 persons by the year 2005, an increase of approximately 534 persons from the City's 2003 estimated population. Therefore, an increase of 1,114 persons as a result of Project implementation would directly induce substantial population growth. However, the City's General Plan projected a need for 1,488 additional residential units by the year 2005. The addition of 232 residential units represents approximately 15.6 percent of the required additional housing needed by the year 2005. Therefore, while the proposed Project would induce population growth, the proposed Project would decrease the existing housing shortage, resulting in less than significant impacts in this regard.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed Project involves the development of currently vacant land with 232 residential units. Therefore, the proposed Project would not involve the displacement of existing housing and there would be no impacts in this regard.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. Refer to Response 4.12(b).

4.13 PUBLIC SERVICES.

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratio, response times or other performance objectives for any of the public service:*

1) *Fire protection?*

Less Than Significant Impact. The City of Coachella currently contracts with the Riverside County Fire Department for fire protection services and emergency medical services. The City's General Plan policy in regards to fire protection is to, "achieve a high standard of fire protection to adequately serve the City at full buildout. The targeted standard of personnel per 1,000 populations is 2.0. The targeted response time is five minutes or less. The service standard is to provide fire protection within a 1.5 mile radius from the fire stations."

The fire station that would serve the Project site is Fire Station #79, located at 1377 6th Street, approximately 2.3 miles southeast of the Project site. Fire Station #79 has a total of eight full-time personnel, which results in approximately 3.3 firefighters for every 1,000 residents, which is slightly higher than the City's standard of 2.0. Fire Station #79 includes two Type 1 Engines, one Breathe Support facility, one water tender, one utility truck and one Battalion Chief.[8]

[8] Per phone conversation on March 2, 2004, with Robert Michael of the Riverside County Fire Department.

Although new residences would exist on-site, this would not result in significant emergency service impacts. The proposed Project would result in the addition of 989 persons, which would increase the firefighter personnel per 1,000 population to 3.5.[9] This would not result in significant emergency service impacts. In addition, the overall Project design shall be required to provide adequate emergency vehicle access. The Riverside County Fire Department would review and comment on the site plan prior to Project approval. As part of the review, the Riverside County Fire Department would impose standard conditions of approval, which would ensure that Project impacts are at a less than significant level.

2) *Police protection?*

Less Than Significant Impact. The City of Coachella Police Department is under contract with the Riverside County Sheriff's Department, which provides police protection services to the Project site. The nearest police station is located at 82-695 Dr. Carreon Boulevard, within the City of Indio. The City's General Plan policy in regard to police protection is to, "achieve a high standard of police protection to adequately serve the City at full buildout to a standard of 1.3 sworn officers per 1,000 population."

Although new residences would exist on-site, this would not result in significant emergency service impacts. The overall Project design shall be required to provide adequate emergency vehicle access. The Police Department would review the site plan as a standard condition of approval, resulting in less than significant impacts in this regard.

3) *Schools?*

Less Than Significant Impact With Mitigation Incorporated. The Coachella Valley Unified School District (CVUSD) serves the entire City of Coachella, portions of Indio and La Quinta, as well as unincorporated communities of Thermal and Mecca. Based on the student generation rate of 1.12 students per residential unit, provided by the CVUSD, the estimated potential students for the proposed Project would result in the addition of approximately 260 students. Students from the Project site would go to the Mountain Vista Elementary School (K-6), Cahuilla Desert Academy (7-8) or Coachella Valley High School (9-12). Each of these schools are currently at capacity with total enrollment for Mountain Vista Elementary School at 681 students, 1,330 students enrolled at Cahuilla Desert Academy and a total of 2,873 students enrolled at Coachella Valley High School.

Developers shall be required to pay school impact fees, as authorized by State law, in order to reduce impacts resulting from new development, to less than significant levels. Currently, the CVUSD Level 1 Impact Fees are $2.24 per square foot of residential uses and Level 2 Fees are $2.19 per square foot. However, Level 2 Fees are anticipated to increase to above $2.70 per square foot in April 2004. Payment of school fees is considered full mitigation of new development impacts on schools.

[9] Based on an estimate of 4.8 persons per household (State of California Department of Finance), the development of 232 additional housing units would result in a population increase of approximately 1,114 persons.

Mitigation Measures:

PS1 The developer is subject to school assessment fees pursuant to California State law. The developer shall provide evidence of compliance to the City prior to issuance of building permits.

4) Parks?

Less Than Significant Impact With Mitigation Incorporated. The City required new residential development to dedicate land or fees in lieu for park and recreation facilities in order to achieve a standard of five acres of park space/open space per 1,000 population. The proposed Project would be required to comply with Section 21-266, *Dedication of Land and/or Payment of Fees for Park and Recreation Purposes Pursuant to the Quimby Act*, of the City's Municipal Code. Dedication of land or payment of fees pursuant to Section 21-266 of the City's Municipal Code would reduce all impacts to parks to a less than significant level.

Mitigation Measure:

PS2 The developer is subject to park assessment fees pursuant to California State law. The developer shall provide evidence of either the dedication of land or fees paid in lieu of, to the City prior to issuance of building permits.

5) Other Public Facilities?

Less Than Significant Impact. Due to the size and scope of the proposed Project, the Project would not significantly affect other governmental agencies or facilities. No significant impacts are anticipated in this regard.

4.14 RECREATION

a) Would the proposed 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 With Mitigation Incorporated. The proposed Project would result in 232 new single-family homes, generating approximately 1,114 new residents, who would utilize existing parks and recreation facilities. The proposed Project would be subject to payment of Quimby Act Fees, which would mitigate impacts as a result of increased use of the City's recreational facilities. Payment of required mitigation fees would reduce impacts to recreation facilities to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure PS2.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

No Impact. The proposed Project would result in 232 new single-family homes generating approximately 1,114 new residents, who would utilize existing parks and recreation facilities. No on-site recreational facilities are proposed. Therefore, there are no impacts in this regard.

4.15 TRANSPORTATION/TRAFFIC. *Would the project:*

RBF Consulting has prepared an analysis evaluating the traffic impacts of the proposed 58-acre Kirkjan project. The Traffic Impact Analysis prepared by RBF Consulting, dated March 2004, is reproduced in its entirety as Appendix B, *Traffic Impact Analysis.*

Study Area

City of Coachella staff identified the following eight intersections for analysis in this study:

- Calhoun Street/Avenue 50 (4-way stop controlled);
- Calhoun Street/Avenue 51 (4-way stop controlled);
- Van Buren Street/Avenue 50 (4-way stop controlled);
- Van Buren Street/Avenue 51 (4-way stop controlled);
- Van Buren Street/Avenue 52 (4-way stop controlled);
- Frederick Street/Avenue 50 (4-way stop controlled);
- Frederick Street/Avenue 51 (2-way stop controlled); and
- Harrison Street/Avenue 50 (signalized).

The study intersections were are analyzed for the following study scenarios:

- Existing Conditions;
- Forecast Year 2005 Without Project Conditions;
- Forecast Year 2005 With Project Conditions;
- Forecast General Plan Buildout Without Project Conditions; and
- Forecast General Plan Buildout With Project Conditions.

Analysis Methodology

Level of service (LOS) is commonly used as a qualitative description of intersection operation and is based on the type of traffic control and delay experienced at the intersection. The Highway Capacity Manual (HCM) analysis methodology for *Signalized Intersections* and *Unsignalized Intersections* is utilized to determine the operating LOS of the study intersections.

The HCM analysis methodology describes the operation of an intersection using a range of LOS from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on the corresponding ranges of stopped delay experienced per vehicle for signalized and unsignalized intersections shown in Table 11, *LOS and Delay Ranges.*

Table 11
LOS AND DELAY RANGES

	Delay (seconds/vehicle)

LOS	Signalized Intersections	Unsignalized Intersections
A	≤ 10.0	≤ 10.0
B	> 10.0 to < 20.0	> 10.0 to < 15.0
C	> 20.0 to < 35.0	> 15.0 to < 25.0
D	> 35.0 to < 55.0	> 25.0 to < 35.0
E	> 55.0 to < 80.0	> 35.0 to < 50.0
F	> 80.0	> 50.0

Source: Transportation Research Board, Highway Capacity Manual, Special Report 209, Third Edition (Washington D.C., 1997).

Performance Criteria

The City of Coachella goal for peak hour intersection operation is LOS C or better.

Threshold of Significance

To determine whether the addition of Project-generated trips results in a significant impact at a study intersection, the City of Coachella has established the following threshold of significance:

- At intersections operating at LOS C or better, a significant project impact occurs when a proposed project decreases the peak hour LOS at a study intersection to LOS D or worse.

a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

Less Than Significant Impact With Mitigation Incorporated.

Existing Peak Hour Level of Service

Table 12, *Existing Conditions Peak Hour LOS*, summarizes the existing a.m. and p.m. peak hour average stopped delay per vehicle and corresponding LOS of the study intersections based on existing peak hour intersection volumes; detailed HCM analysis sheets are provided in Appendix B.

Table 12
EXISTING CONDITIONS PEAK HOUR LOS

Study Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50 (Stop)	8.2	A	9.9	A
Calhoun St/Avenue 51 (Stop)	7.4	A	7.7	A
Van Buren St/Avenue 50 (Stop)	8.1	A	10.2	B

Van Buren St/Avenue 51 (Stop)	7.6	A	8.1	A
Van Buren St/Avenue 52 (Stop)	9.9	A	10.1	B
Frederick St/Avenue 50 (Stop)	8.4	A	11.4	B
Frederick St/Avenue 51(Stop)	9.1	A	11.4	B
Harrison St/Avenue 50 (Signal)	13.5	B	18.0	B
Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.				

As shown in Table 12, all study intersections are currently operating at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours according to City of Coachella performance criteria.

FORECAST YEAR 2005 WITHOUT PROJECT CONDITIONS

Thirty-two other projects in the vicinity of the Project study area have been approved by the City of Coachella and the City of Indio, but have not yet been constructed and therefore are not currently generating trips. However, by year 2005, these 32 approved projects are expected to be built and generating trips. This section analyzes the impact of adding trips forecast to be generated by these 32 approved projects to existing traffic conditions to reflect forecast year 2005 without Project conditions. Approved Project trip generation and assignment data was provided by the City of Coachella and the City of Indio for use in this analysis. To calculate trips forecast to be generated by an approved project or a proposed project, transportation planners/engineers utilize published trip generation rate sources such as *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 6th Edition, which is used to analyze the proposed Project.

The City of Indio approved projects are forecast to generate approximately 22,052 daily trips, which includes approximately 1,866 a.m. peak hour trips and approximately 2,253 p.m. peak hour trips. The City of Coachella approved projects are forecast to generate approximately 24,00 daily trips, which includes approximately 1,691 a.m. peak hour trips and approximately 2,329 p.m. peak hour trips.

Approved Projects Improvements

Since trips forecasted to be generated by the approved projects are included in this study, planned improvements for the approved projects are assumed as well. Improvements planned by 2005 as part of already approved projects include:

- An additional westbound lane on Avenue 50 will be constructed along the Project site frontage.
- Two additional southbound lanes on Van Buren Street will be constructed along the Project site frontage.

- The southbound Van Buren Street approach at the Van Buren Street/Avenue 50 intersection will be widened from one shared left-turn/through/right-turn lane to one left-turn lane, two through lanes and one right-turn lane.

- An additional westbound lane on Avenue 50 will be constructed along the Project site frontage.

- An additional southbound lane on Frederick Street will be constructed along the Project site frontage.

- The southbound Frederick Street approach at the Frederick Street/Avenue 50 intersection will be widened from one shared left-turn/through/right-turn lane to one left-turn lane, one through lane, and one defacto right-turn lane.

Forecast Year 2005 Without Project Conditions Peak Hour Level of Service

Forecast year 2005 without Project traffic volumes were derived by adding City of Coachella and City of Indio approved projects-generated trips to existing conditions traffic volumes.

Table 13, *Forecast Year 2005 Without Project Peak Hour LOS*, summarizes forecast year 2005 without Project conditions a.m. and p.m. peak hour average stopped delay per vehicle and corresponding LOS of the study intersections; detailed HCM analysis sheets are provided in Appendix B.

Table 13
FORECAST YEAR 2005 WITHOUT PROJECT PEAK HOUR LOS

Study Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50 (Stop)	10.8	B	**25.1**	**D**
Calhoun St/Avenue 51 (Stop)	7.6	A	8.0	A
Van Buren St/Avenue 50 (Stop)	11.1	B	**28.9**	**D**
Van Buren St/Avenue 51 (Stop)	7.8	A	8.4	A
Van Buren St/Avenue 52 (Stop)	10.3	B	10.7	B
Frederick St/Avenue 50 (Stop)	10.4	B	**26.7**	**D**
Frederick St/Avenue 51 (Stop)	9.1	A	11.4	B
Harrison St/Avenue 50 (Signal)	17.0	B	21.2	C
Note: Deficient intersection operation shown in bold.				
Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.				

As shown in Table 13, three study intersections are forecast to operate at an unacceptable LOS (LOS D or worse) according to City of Coachella performance criteria for forecast year 2005 without Project conditions:

- Calhoun Street/Avenue 50 (p.m. peak hour only);
- Van Buren Street/Avenue 50 (p.m. peak hour only); and
- Frederick Street/Avenue 50 (p.m. peak hour only).

Forecast Year 2005 Without Project Conditions Recommended Improvements

To eliminate the forecast year 2005 without Project conditions deficiencies at the three study intersections, the following improvements are recommended:

- Calhoun Street/Avenue 50 - Modify eastbound Avenue 50 approach from one shared left-turn/through lane and one defacto right-turn lane to consist of one left-turn lane and one shared through/right-turn lane.

- Van Buren Street/Avenue 50 - Modify eastbound Avenue 50 approach from one shared left-turn/through lane and one defacto right-turn lane to consist of shared left-turn/through lane and one shared through/right-turn lane.

- Frederick Street/Avenue 50 - Modify westbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.

Assuming implementation of the recommended improvements, Table 14, *Forecast Improved Year 2005 Without Project Conditions Peak Hour LOS*, shows the forecast LOS of the three intersections for forecast year 2005 without Project conditions; detailed HCM analysis sheets are provided in Appendix B.

Table 14
FORECAST IMPROVED YEAR 2005 WITHOUT PROJECT CONDITIONS PEAK HOUR LOS

Study Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50	10.5	B	17.5	C
Van Buren St/Avenue 50	10.5	B	23.5	C
Frederick St/Avenue 50	10.4	B	21.5	C

Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.

As shown in Table 14, assuming implementation of the recommended improvements, the three deficient study intersections are forecast to operate at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours for forecast year 2005 without Project conditions.

PROPOSED PROJECT

The proposed 58-acre Project site consists of 232 single-family dwelling units in the City of Coachella. As part of the proposed Project, the following improvements are planned for Avenue 50 and Avenue 51:

- An additional eastbound lane on Avenue 50 will be constructed along the Project site frontage.
- An additional westbound lane on Avenue 51 will be constructed along the Project site frontage.

Project Trip Generation

Table 15, *Proposed Project ITE Trip Rates*, summarizes the *Institute of Transportation Engineers (ITE)* trip generation rates used to calculate the number of trips forecast to be generated by the proposed Project.

Table 16, *Forecast Project Trip Generation*, summarizes trips forecast to be generated by the proposed Project utilizing the trip generation rates shown in Table 15.

As shown in Table 16, the proposed Project is forecast to generate approximately 2,220 daily trips, which includes approximately 179 a.m. peak hour trips and approximately 237 p.m. peak hour trips.

Table 15
PROPOSED PROJECT ITE TRIP RATES

Land Use (ITE Code)	AM Peak Hour Rates			PM Peak Hour Rates			Daily Trip Rate
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (210)	0.19	0.58	0.77	0.65	0.37	1.02	9.57

Source: *1997 ITE Trip Generation Manual*, 6th Edition.

Table 16
FORECAST PROJECT TRIP GENERATION

Land Use	AM Peak Hour Trips			PM Peak Hour Trips			Daily Trips
	In	Out	Total	In	Out	Total	
232 Single-Family Dwelling Units	44	135	179	151	86	237	2,220

Source: *1997 ITE Trip Generation Manual*, 6th Edition.

FORECAST YEAR 2005 WITH PROJECT CONDITIONS

This section analyzes the impact of adding trips forecast to be generated by the proposed Project to forecast year 2005 without Project traffic conditions.

Forecast year 2005 with Project traffic volumes were derived by adding Project - generated trips to forecast year 2005 without Project traffic volumes. Forecast year 2005 with Project conditions assume implementation of improvements recommended to eliminate forecast year 2005 without Project deficiencies.

Forecast Year 2005 With Project Conditions Peak Hour Level of Service

Table 17, *Forecast Year 2005 With Project Peak Hour LOS*, summarizes the forecast year 2005 with Project conditions a.m. and p.m. peak hour average stopped delay per vehicle and corresponding LOS of the study intersections; detailed HCM analysis sheets are provided in Appendix B.

As shown in Table 17, two study intersections are forecast to operate at an unacceptable LOS (LOS D or worse) according to City of Coachella performance criteria for forecast year 2005 with Project conditions:

- Van Buren Street/Avenue 50 (p.m. peak hour only); and
- Frederick Street/Avenue 50 (p.m. peak hour only).

To eliminate the forecast year 2005 with Project conditions deficiencies at the two study intersections, the following mitigation measures are recommended:

Table 17
FORECAST YEAR 2005 WITH PROJECT PEAK HOUR LOS

Study Intersection	Forecast Improved Year 2005 Without Project				Forecast Year 2005 With Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50 (Stop)	10.5	B	17.5	C	10.8	B	19.1	C
Calhoun St/Avenue 51 (Stop)	7.6	A	8.0	A	7.6	A	8.0	A
Van Buren St/Avenue 50 (Stop)	10.5	B	23.5	C	11.0	B	**29.5**	**E**
Van Buren St/Avenue 51 (Stop)	7.8	A	8.4	A	8.0	A	8.7	A
Van Buren St/Avenue 52 (Stop)	10.3	B	10.7	B	10.4	B	11.0	B
Frederick St/Avenue 50 (Stop)	10.4	B	21.5	C	11.0	B	**26.3**	**D**
Frederick St/Avenue 51 (Stop)	9.1	A	11.4	A	9.2	A	10.4	B
Harrison St/Avenue 50 (Signal)	17.0	B	21.2	C	17.0	B	21.4	C

Note: Deficient intersection operation shown in bold.
Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.

- Van Buren Street/Avenue 50 - Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.

- Frederick Street/Avenue 50 - Modify westbound Avenue 50 approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.

Assuming implementation of the recommended mitigation measures, Table 18, *Forecast Mitigated Year 2005 With Project Peak Hour LOS*, shows the forecast LOS of the two intersections for forecast year 2005 with Project conditions; detailed HCM analysis sheets are provided in Appendix B.

Table 18
FORECAST MITIGATED YEAR 2005 WITH PROJECT PEAK HOUR LOS

Study Intersection	Non-Mitigated				Mitigated			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Van Buren St/Avenue 50 (Stop)	11.0	B	**29.5**	**E**	10.5	B	20.9	C
Frederick St/Avenue 50 (Stop)	11.0	B	**26.3**	**D**	10.7	B	17.8	C

Note: Deficient intersection operation shown in bold.
Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.

As shown in Table 18, assuming implementation of the recommended mitigation measures, the two study intersections are forecast to operate at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours for forecast mitigated year 2005 with Project conditions.

FORECAST GENERAL PLAN BUILDOUT WITHOUT PROJECT CONDITIONS

Forecast General Plan buildout without Project traffic volumes were derived by applying an annual growth rate factor of five percent on top of existing traffic volumes to obtain year 2025 volumes as directed by City staff.

Planned Roadway Improvements

Forecast General Plan buildout conditions assume buildout of the City General Plan Circulation Element as follows:

- Calhoun Street is improved to a two-lane, undivided Collector. At the intersections, Calhoun Street consists of one left-turn lane, one through lane, and one defacto right-turn lane;
- Van Buren Street is improved to a four-lane, divided Secondary Arterial. At the intersections, Van Buren Street consists of one left-turn lane, two through lanes, and one defacto right-turn lane;
- Frederick Street, south of Avenue 50, is improved to a four-lane, divided Secondary Arterial. At the intersections, Frederick Street consists of one left-turn lane, two through lanes, and one defacto right-turn lane;
- Harrison Street is improved to an eight-lane, divided Enhanced Major Arterial. At the intersections, Harrison Street consists of one left-turn lane, four through lanes, and one right-turn lane;
- Avenue 50 is improved to a four-lane, divided Primary Arterial. At the intersections, Avenue 50 consists of one left-turn lane, two through lanes, and one right-turn lane;
- Avenue 51 is improved to a four-lane, divided Secondary Arterial. At the intersections, Avenue 51 consists of one left-turn lane, two through lanes, and one defacto right-turn lane; and
- Avenue 52 is improved to a six-lane, divided Major Arterial. At the intersections, Avenue 52 consists of one left-turn lane, three through lanes, and one right-turn lane.

Forecast General Plan Buildout Without Project Conditions Peak Hour Level of Service

In response to widening the roadways to satisfy General Plan buildout conditions, the following intersections are assumed to be signalized:

- Calhoun Street/Avenue 50;
- Van Buren Street/Avenue 50;
- Frederick Street/Avenue 50; and

- Van Buren Street/Avenue 52.

Table 19, *Forecast General Plan Buildout Without Project Peak Hour LOS*, summarizes forecast General Plan buildout without Project conditions a.m. and p.m. peak hour average stopped delay per vehicle and corresponding LOS of the study intersections; detailed HCM analysis sheets are provided in Appendix B.

Table 19
FORECAST GENERAL PLAN BUILDOUT WITHOUT PROJECT PEAK HOUR LOS

Study Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50 (Stop)	10.6	B	10.4	B
Calhoun St/Avenue 51 (Stop)	8.9	A	11.7	B
Van Buren St/Avenue 50 (Stop)	12.9	B	12.1	B
Van Buren St/Avenue 51 (Stop)	9.6	A	12.2	B
Van Buren St/Avenue 52 (Stop)	11.7	B	12.8	B
Frederick St/Avenue 50 (Stop)	14.4	B	14.0	B
Frederick St/Avenue 51 (Stop)	10.5	B	21.9	C
Harrison St/Avenue 50 (Signal)	18.6	B	**39.2**	**D**
Note: Deficient intersection operation shown in bold.				
Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.				

As shown in Table 19, one study intersection is forecast to operate at an unacceptable LOS (LOS D or worse) according to City of Coachella performance criteria for forecast General Plan buildout without Project conditions:

- Harrison Street/Avenue 50 (p.m. peak hour only).

Forecast General Plan Buildout Without Project Conditions Recommended Improvements

To eliminate the forecast General Plan buildout without Project conditions deficiency at the study intersection, the following improvement is recommended:

- Harrison Street/Avenue 50 - Modify eastbound Avenue 50 approach signal-timing to include a right-turn overlap.

Assuming implementation of the recommended improvement, Table 20, *Forecast Improved General Plan Buildout Without Project Conditions Peak Hour LOS*, shows the forecast LOS of the study intersection for forecast General Plan buildout without Project conditions; detailed HCM analysis sheets are provided in Appendix B.

Table 20
FORECAST IMPROVED GENERAL PLAN BUILDOUT WITHOUT PROJECT CONDITIONS PEAK HOUR LOS

Study Intersection	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Harrison St/Avenue 50 (Signal)	17.7	B	23.9	C

Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.

As shown in Table 20, assuming implementation of the recommended improvement, the deficient study intersection is forecast to operate at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours for forecast General Plan buildout without Project conditions.

FORECAST GENERAL PLAN BUILDOUT WITH PROJECT CONDITIONS

This section analyzes the impact of adding trips forecast to be generated by the proposed Project to forecast General Plan buildout without Project traffic conditions.

Forecast General Plan buildout with Project traffic volumes were derived by adding Project -generated trips to forecast General Plan buildout without Project traffic volumes. This represents the net difference in trips generated by the current existing General Plan agricultural-preserve zoning, which is assumed to not generate any trips and trips generated by the proposed General Plan Amendment (GPA). With the addition of this Project, a GPA would allow for up to ten dwelling units per acre, which is assumed for this analysis. Forecast buildout with Project conditions assume implementation of improvements recommended to eliminate forecast General Plan buildout without Project deficiencies.

Forecast General Plan Buildout With Project Conditions Peak Hour Level of Service

Table 21, *Forecast General Plan Buildout With Project Peak Hour LOS*, summarizes the forecast General Plan buildout with Project conditions a.m. and p.m. peak hour average stopped delay per vehicle and corresponding LOS of the study intersections; detailed HCM analysis sheets are provided in Appendix B.

As shown in Table 21, all study intersections are forecast to operate at an acceptable LOS (LOS C or better) according to City of Coachella performance criteria for forecast General Plan buildout with Project conditions.

SUMMARY

All study intersections are currently operating at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours according to City of Coachella performance criteria.

The proposed Project is forecast to generate approximately 2,220 daily trips, which include approximately 179 a.m. peak hour trips and approximately 237 p.m. peak hour trips.

Table 21
FORECAST GENERAL PLAN BUILDOUT WITH PROJECT PEAK HOUR LOS

Study Intersection	Forecast Improved General Plan Buildout Without Project				Forecast General Plan Buildout With Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Calhoun St/Avenue 50 (Signal)	10.6	B	10.4	B	10.4	B	10.5	B
Calhoun St/Avenue 51 (Stop)	8.9	A	11.7	B	8.9	A	11.7	B
Van Buren St/Avenue 50 (Signal)	12.9	B	12.1	B	12.9	B	12.1	B
Van Buren St/Avenue 51 (Stop)	9.6	A	12.2	B	9.7	A	12.5	B
Van Buren St/Avenue 52 (Stop)	11.7	B	12.8	B	11.9	B	12.9	B
Frederick St/Avenue 50 (Signal)	14.4	B	14.0	B	14.3	B	14.0	B
Frederick St/Avenue 51 (Stop)	10.5	B	21.9	C	10.1	B	16.0	C
Harrison St/Avenue 50 (Signal)	17.7	B	23.9	C	19.0	B	25.1	C

Source: RBF Consulting, *58 Acre Kirkjan Site Traffic Impact Analysis*, March 19, 2004.

Two study intersections are forecast to operate at an unacceptable LOS (LOS D or worse) according to City of Coachella performance criteria for forecast year 2005 with Project conditions:

- Van Buren Street/Avenue 50 (p.m. peak hour only); and
- Frederick Street/Avenue 50 (p.m. peak hour only).

To eliminate the forecast year 2005 with Project conditions deficiencies at the two study intersections, the following mitigation measures are recommended:

- Van Buren Street/Avenue 50 - Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.

- Frederick Street/Avenue 50 - Modify westbound Avenue 50 approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.

Assuming implementation of the recommended mitigation measures, the two study intersections are forecast to operate at an acceptable LOS (LOS C or better) during the a.m. and p.m. peak hours for forecast year 2005 with Project conditions.

The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program For Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures. Implementation of the recommended mitigation measures would reduce impacts to a less than significant level.

All study intersections are forecast to operate at an acceptable LOS (LOS C or better) according to City of Coachella performance criteria for forecast General Plan buildout with Project conditions. No mitigation measures are required for forecast General Plan buildout with Project conditions and therefore, impacts would be less than significant in this regard.

Mitigation Measure:

TR1 *The Project applicant's payment to the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fund (TUMF) Fee Program and to the City of Coachella Environmental Fee Program For Traffic Signals shall pay for the Project's fair share contribution to the identified mitigation measures as follows:*

- *Van Buren Street/Avenue 50 - Modify eastbound Avenue 50 approach from one left-turn lane and one shared through/right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.*

- *Frederick Street/Avenue 50 - Modify westbound Avenue 50 approach from one left-turn lane, one through lane, and one right-turn lane to consist of one left-turn lane, one through lane, and one shared through/right-turn lane.*

TR2 *The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development, as follows: The approved development impact fee for Traffic Signal be paid at the time permits are issued. A fee shall be paid at the time the permits are issued as a mitigated of the environmental impacts associated with this project. The fees shall be as follows: Building - $192.00 per dwelling unit.*

TR3 *The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development as follows: The approved development impact fee for Bridge and Grade Separation be paid at that permits are issued. If permits are issued prior to the approval of a development impact fee, a fee shall be paid at the time the permits are issued as a mitigation of the environmental impacts associated with this project. The fee shall be as follows: Buildings - $422.00 per dwelling unit.*

TR4 *The City of Coachella has determined that there is a need for improvements that are caused by new development and for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees has been prepared and is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. The approved development impact fee for Bus Shelter and Bus Stop Safety Zone shall be paid at the time*

permits are issued. A fee shall be paid at the time the permits are issued as a mitigation for environmental impacts associated with the project. The fees shall be as follows: Bus Shelters - $50.00 per dwelling unit.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Less Than Significant Impact With Mitigation Incorporated. Refer to Response 4.15(a).

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. Since the Project site is not located within the direct flight path of the Desert Resorts Regional Airport, an increase in traffic levels or change in location that would result in substantial safety risks are not anticipated to occur. Therefore, there would be no impact in this regard.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Less Than Significant Impact With Mitigation Incorporated. Project site access is proposed at one full-access location and two right-in-right-out only access location on Avenue 50 and one full-access location on Avenue 51. The proposed Project is subject to the provisions of the City of Coachella design standards in order to alleviate design features and safety hazards, which would reduce potential impacts to a less than significant level. However, the following mitigation measure is recommended to ensure transportation safety and visibility impacts remain at or below existing levels.

Mitigation Measure:

TR5 *Prior to Project plan approval, the quantity, location, width and type of driveways shall be subject to the approval of the City Engineer. An effective sight distance for vehicular traffic shall be maintained at the driveway entrances on Avenue 50 and Calhoun Street. Adequate sight distance shall also be maintained within the development at all driveway intersections to the satisfaction of the City Engineer.*

e) *Result in inadequate emergency access?*

Less Than Significant Impact. The Project proposes ingress/egress locations off of Avenue 50 and Calhoun Street. The site plan must satisfy all City of Coachella design standards related to emergency access. Thus, no significant impacts are anticipated in this regard.

f) *Result in inadequate parking capacity?*

Less Than Significant Impact. Section 070.03. *Parking Requirements*, identifies the parking requirements for residential uses. Section 4(a), *Residential Uses,* requires two parking spaces per dwelling unit, both to be in an enclosed garage. The proposed Project would be required to comply with this parking requirement, therefore, impacts in this regard would be less than significant.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

No Impact. Due to the nature and scope of the proposed Project, no impacts are anticipated in regards to alternative transportation.

4.16 UTILITIES AND SERVICE SYSTEMS. *Would the project:*

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Less Than Significant Impact With Mitigation Incorporated. Refer to Response 4.8(a).

Mitigation Measures: Refer to Mitigation Measures HYD1 through HYD5.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact With Mitigation Incorporated. The Coachella Sanitary District (CSD) is responsible for the provision of wastewater treatment facilities that serve the Project site. The existing sewer collection system is composed of small diameter pipe with larger diameter pipes serving as interceptors at Harrison and Highway 111; east to west between Avenue 52 and Avenue 53; parallel to the stormwater channel north of Avenue 54; and in Avenue 54 from Van Buren to the existing wastewater treatment plant (WWTP). The WWTP has a designed capacity of 2.8 million gallons per day (MGD). Currently, the average daily flow is 1.9 MGD or 68 percent capacity.

Based on CSD generation factors, residential uses generate 646 gallons of wastewater per day per acre.[10] Therefore, the proposed Project (58 acres) would generate approximately 37,468 gallons of wastewater per day. This represents approximately 0.1 percent of the anticipated increase in wastewater generation upon buildout of the General Plan, which is anticipated to be approximately 34.5 million gallons of wastewater per day. In addition, the increase of 37,468 gallons of wastewater per day would represent less than one percent of the current flow. Therefore, development of the proposed Project would not result in significant impacts to wastewater facilities. However, mitigation measures have been included in order to ensure impacts to wastewater facilities are reduced to a less than significant level.

The Coachella Municipal Water Department serves the incorporated area of the City, including the Project site, with potable water. As discussed above, the City relies on groundwater extraction from the Whitewater River sub-basin as its chief source of potable water. Using water from this source, the City operates a water supply, storage and delivery system consisting of wells, reservoirs, booster stations and distribution lines.

[10] Wastewater generation rates based on the *General Plan EIR*, Table 3.10-4. The generation rate for residential land use is 646 gallons per day per acre.

Currently, the City has two reservoirs; a 1.5 million gallon (MG) water tank located south of 46th Avenue and west of Polk Street. The second storage tank is 3.6 MG is located near 51st Avenue, west of Highway 86. The City's water system employs the use of four active wells with a t total production capacity of approximately 3,750 gallons per minute (2.6 MGD). The City's existing water system is organized around two pressure zones. The Project site is located within the lower zone that lies south of 48th Avenue, bounded by Van Buren on the west, the Coachella Valley Storm Drain on the east and 54th Avenue on the south.

Based on generation factors from the City of Coachella Water Master Plan, residential uses have a demand factor 1,121 gallons of water per day per acre.[11] Therefore, the proposed Project (58 acres) would increase water demand by 65,018 gallons of water per day. This represents approximately 0.5 percent of the anticipated increase in water demand upon buildout of the General Plan (approximately 12.1 million GPD). Therefore, development of the proposed Project would not result in significant impacts to water facilities.

Mitigation Measures:

UTIL1 *All required sewer improvements shall be designed and constructed to City Standards. All tentative tract maps, site plans and other plans within the Project area shall be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer.*

[11] Water generation rates based on the *General Plan EIR*, Table 3.10-2. The generation rate for residential land use is 1,121 gallons per day per acre.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact With Mitigation Incorporated. The Coachella Valley Stormwater District merged with the Coachella Valley Water District in 1937, which presently maintains regional flood control facilities in the valley. Within the Project area, the west side of the Whitewater River channel has been lined with concrete north of Avenue 50 and is designed to handle 82,000 cubic feet per second (cfs) or the Standard Project Flood (SPF) which is defined as the largest flood which can occur within a given area. The SPF is determined using meteorological data, hydrological data and historical records and is equal to more than twice the amount of flow associated with a 100-year storm event (42,000 cfs).

The proposed Project would be subject to requirements of the NPDES that would reduce impacts to the storm water drainage systems. Also, Project storm drain improvements shall be subject to City review and approval. The following mitigation measures are recommended to ensure storm water drainage impacts remain at or below existing levels.

Mitigation Measures:

UTIL2 *Prior to the issuance of building permits, the applicant shall submit for approval of the City Engineering Department, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that shall be used on-site to control predictable pollutant runoff.*

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. Refer to Responses 4.8(b) and 4.16(b).

e) *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. Refer to Response 4.16(a).

f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less Than Significant Impact. The City of Coachella currently contracts with Western Waste Industries (WWI) for solid waste collection and disposal services. WWI has curbside recycling programs for single-family residences along with voluntary programs. Currently, WWI estimates a diversion rate of approximately 61 percent. Solid waste that is not otherwise diverted is disposed of at either the Arvin Sanitary Landfill, Azusa Land Reclamation Landfill, Lamb Canyon Disposal site, the Badlands Landfill or the Mesquite Landfill. The City of Coachella generated a total of 22,301 tons of solid waste in 2002.[12]

[12] California Integrated Waste Management Board, *Jurisdiction Disposal and ADC by Facility,* Updated March 2, 2004.

The California Integrated Waste Management Act, AB 939, required jurisdictions to divert 50 percent of the waste stream away from land disposal by the year 2000. According to a study prepared for Riverside County, the incorporated City of Coachella diverted approximately 57 percent of their solid waste in 1990, through recycling and composting.[13] Since 1995, the City has diverted on average 54 percent of the City's solid waste.[14]

Proposed demolition and construction activities would generate construction debris from development of the Project site. Post development operations resulting from development of 232 single-family residential units would further increase the volume of solid waste generated from the Project site. Based upon a generation factor of 2.27 pounds per person per year, the proposed Project would generate approximately 2,529 pounds (1.1 tons) of solid waste a year.[15]

The addition of 1.1 tons of solid waste generated as a result of the proposed Project represents 0.8 percent of the anticipated solid waste generated from buildout of the General Plan (approximately 144 tons per year). In addition, the volume of the Project's solid waste, ultimately disposed of at the landfills would be reduced due to the requirements of AB 939. Therefore, impacts in this regard would be less than significant.

g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

Less Than Significant Impact. Refer to Response 4.16(f).

4.17 MANDATORY FINDINGS OF SIGNIFICANCE.

a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact. A total of five special status species were identified on the Project site. Therefore, mitigation measures including performing spring surveys and requiring protection or relocation of the species, have been included which would reduce impacts to special status plants to a less than significant impact. In addition, the burrowing owl and the Coachella Valley Round-tailed Ground Squirrel were either identified on-site or have a potential to occur at the Project site. As a result, mitigation measures have been recommended which would require further surveying and protection of the special status wildlife species. Therefore, with implementation of the recommended mitigation measures, the proposed Project would not have the potential to degrade the quality of the environment.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a*

[13] CHM Hill, *Riverside County Waste Generation Study,* June 1991.
[14] California Integrated Waste Management Board, *Jurisdiction Diversion Rate Summary,* Updated March 2, 2004.
[15] City of Coachella, *General Plan EIR,* Table 3.10-6.

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. Although the Project may incrementally affect other resources that were determined to be less than significant, the Project's contribution to these effects is not considered "cumulatively considerable", in consideration of the less than significant impacts associated with the proposed Project, with implementation of the recommended mitigation measures. In addition, each project would be evaluated on a case by case basis and mitigation would be implemented to ensure that impacts would be reduced to the maximum extent feasible.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant Impact. Section 4.0, *Environmental Analysis*, reviewed the proposed Project's potential impacts related to air pollution, noise, public health and safety, traffic and other issues. As explained in these sections, the proposed Project would not cause substantial adverse effects on human beings.

5.0 REFERENCES

5.1 Environmental Evaluation Personnel

RBF Consulting

Mr. Eddie Torres, INCE, Project Manager
Ms. Lindsay Anderson, Environmental Analyst

Lead Agency

City of Coachella
Gabriel E. Papp
1515 Sixth Street
Coachella, CA 92236

5.2 Reference Documents

The following references were utilized during preparation of this Initial Study/Negative Declaration.

Archaeological Resource Management Corporation, Report of Phase I Archaeological Assessment for 58-Acre Parcel, January 14, 2004.

BonTerra Consulting, Biological Resources Assessment for a 58-Acre site in the City of Coachella, Riverside County, California, January 14, 2004.

California Department of Finance, County Population and Housing Statistics Table E-5, 2003.

California Environmental Resources Evaluation System, website: http://ceres.ca.gov/.

City of Coachella, General Plan 2020, October 1998.

City of Coachella, General Plan Housing Update, October 2001.

County of Riverside, Riverside County Comprehensive General Plan, Fourth Edition, March 6, 1984.

Department of Conservation, California Geological Survey website: www.consrv.ca.gov.

RBF Consulting, 58-Acre Kirkjan Site Traffic Impact Analysis, March 18, 2004.

RBF Consulting, Air Quality Assessment – Kirkjan Property, March 25, 2004.

RBF Consulting, Phase I Environmental Site Assessment 58-Acre Kirkjan Property, February 6, 2004.

South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993.

Southern California Association of Governments, Regional Comprehensive Plan and Guide, May 1995.

The Thomas Guide, San Bernardino and Riverside Counties, 2003.

United States Department of Agriculture, Soil Conservation Service, United States Department of the Interior, Bureau of Indian Affairs in cooperation with the University of California Agricultural Experiment Station, Soil Survey for Western Riverside Area, California. November1971.

United States Department of the Interior, Geological Survey, Fallbrook Quadrangle. 1968, revised 1988.

6.0 CONSULTANT RECOMMENDATION

Based on the information and environmental analysis contained in this Initial Study/Negative Declaration, we recommend that the City of Coachella prepare a Negative Declaration for this project. We find that the Kirkjan Project would not have a significant effect on environmental issues, and that issues identified were either at a Less Than Significant or No Impact level. We recommend that the first category be selected for the Lead Agency's determination (refer to Section 7.0, *Lead Agency Determination*).

3/31/04

Date

Eddie Torres
Project Manager, Environmental Services
RBF Consulting

7.0 LEAD AGENCY 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.

✓

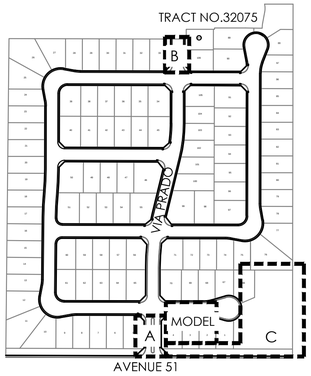
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the appropriate mitigation measures have been added. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

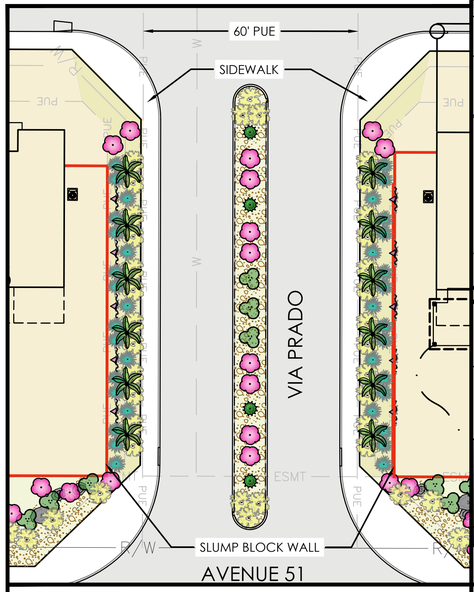
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Gabriel E. Papp
City of Coachella

4/27/04
Date



KEY MAP



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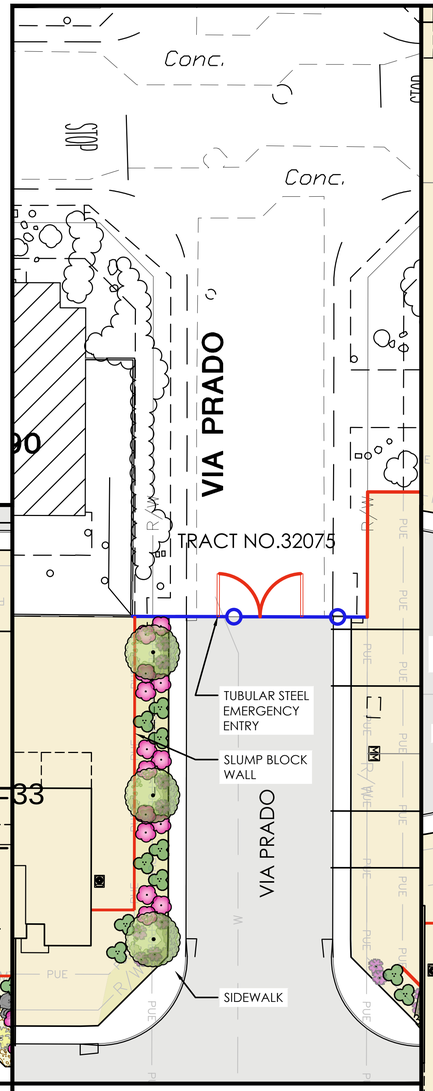
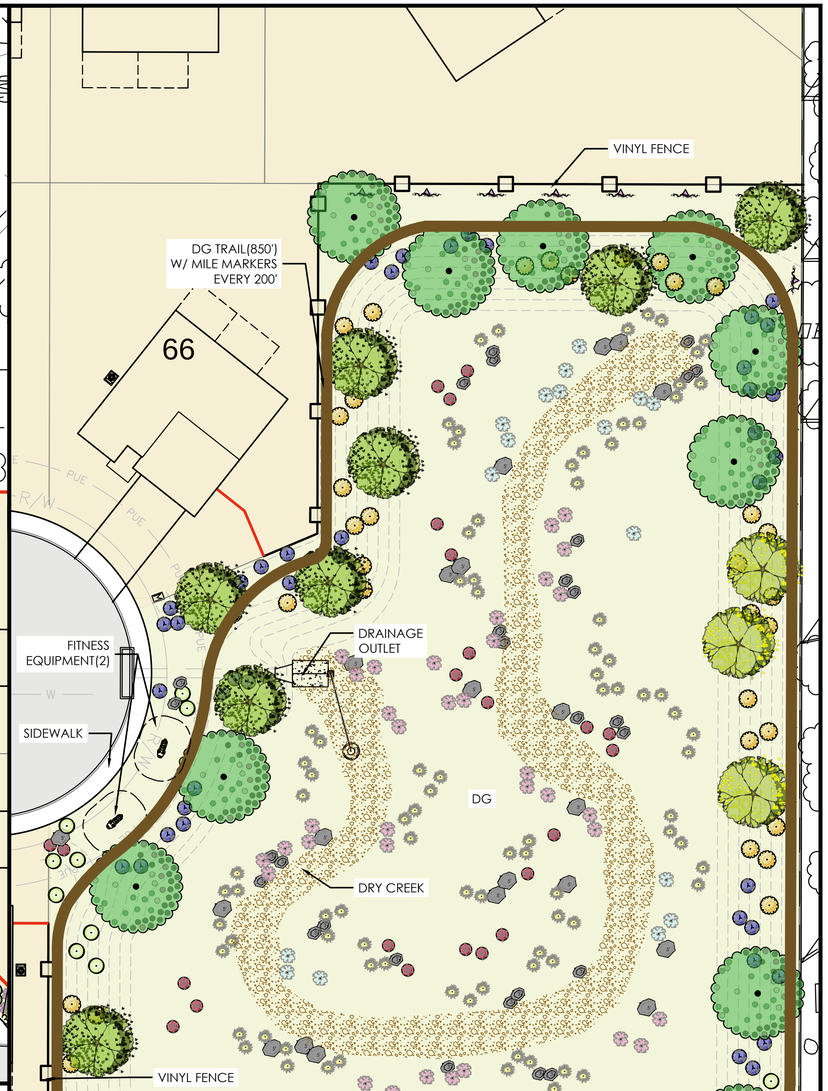
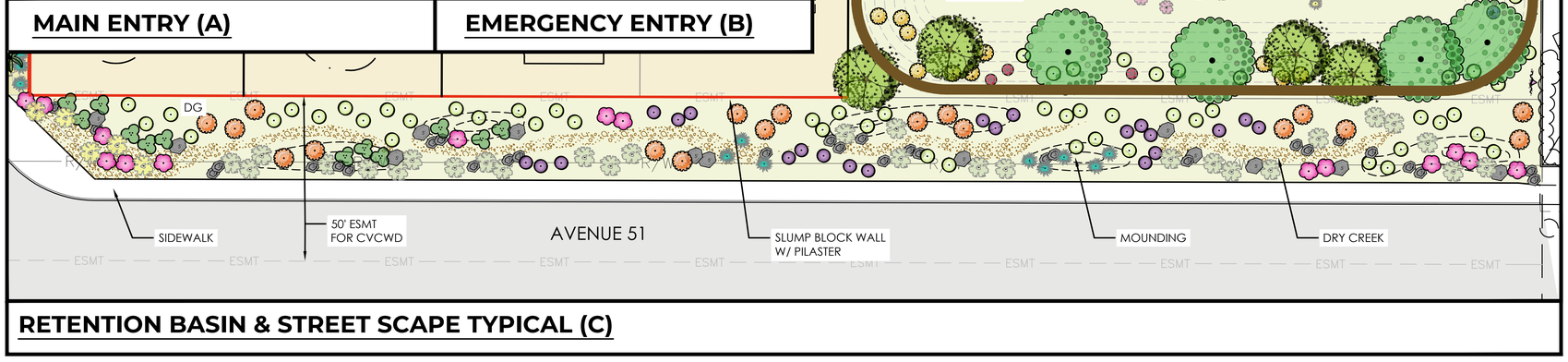


EMERGENCY ENTRY (B)





RETENTION BASIN & STREET SCAPE TYPICAL (C)

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ACACIA ANEURA MULGA	24"BOX	L 0.2	24
	ACACIA SMALLII SWEET ACACIA	24" BOX	L 0.2	13
	PARKINSONIA PRAECOX PALO BREA	24"BOX	L 0.2	11
	PARKINSONIA X `DESERT MUSEUM` DESERT MUSEUM PALO VERDE	24"BOX	L 0.2	10
	PROSOPIS CHILENSIS "PHOENIX" THRONLESS HYBRIDE MESQUITE	24"BOX	L 0.2	28
PALM TREES	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	36" BOX	M 0.5	83
	WASHINGTONIA HYBRID HYBRID CALIFORNIA FAN PALM	SEE PLAN	M 0.5	6
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	BOUGAINVILLEA X `LA JOLLA` BOUGAINVILLEA	5 GAL	M 0.5	64
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	L 0.2	41
	CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GAL	L 0.2	111
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	L 0.2	43
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL	L 0.2	43
	LEUCOPHYLLUM LANGMANIAE `RIO BRAVO` BAROMETERBUSH	5 GAL	L 0.2	41
ACCENTS	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	AGAVE VILMORINLANA OCTOPUS PLANT	5 GAL	L 0.2	5
	DASYLIRION WHEELERI GREY DESERT SPOON	15 GAL	L 0.2	49
	FOUQUIERIA SPLENDENS OCOTILLO	5` HT MIN	L 0.2	29
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L 0.2	1
	HESPERALOE PARVIFLORA YELLOW YELLOW YUCCA	1 GAL	L 0.2	1
GRASSES	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	M 0.5	91
GROUNDCOVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	DALEA GREGGII TRAILING INDIGO BUSH	5 GAL	L 0.2	57
	LANTANA MONTEVIDENSIS `PURPLE` TRAILING LANTANA	1 GAL	M 0.5	12
	LANTANA MONTEVIDENSIS `WHITE` TRAILING LANTANA	1 GAL	M 0.5	17
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	M 0.5	40
	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	5 GAL	L 0.2	33
VINE/ESPALIER	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	BOUGAINVILLEA X `BARBARA KARST` BARBARA KARST BOUGAINVILLEA	15 GAL	M 0.5	33
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**WU**	**QTY**
	COBBLE "DOS RIOS"	1" - 3"		65 SF

	BOULDERS - T.B.S. SEE PLAN FOR SIZE, LOCATIONS	47	90
DG	2" WETTED & COMPACTED USE SOIL BINDING ADDITIVE ON ALL SLOPES IN RETENTION BASIN		

RGA LANDSCAPE ARCHITECTS
A DESIGN STUDIO OF MSA CONSULTING, INC.

NORTH

0' 20' 40' 60' 80'
SCALE 1"=20'

LANDSCAPE PLAN - COMMON AREA

3/9/2021

PULTE HOMES - SOUTH PRADO (COACHELLA)

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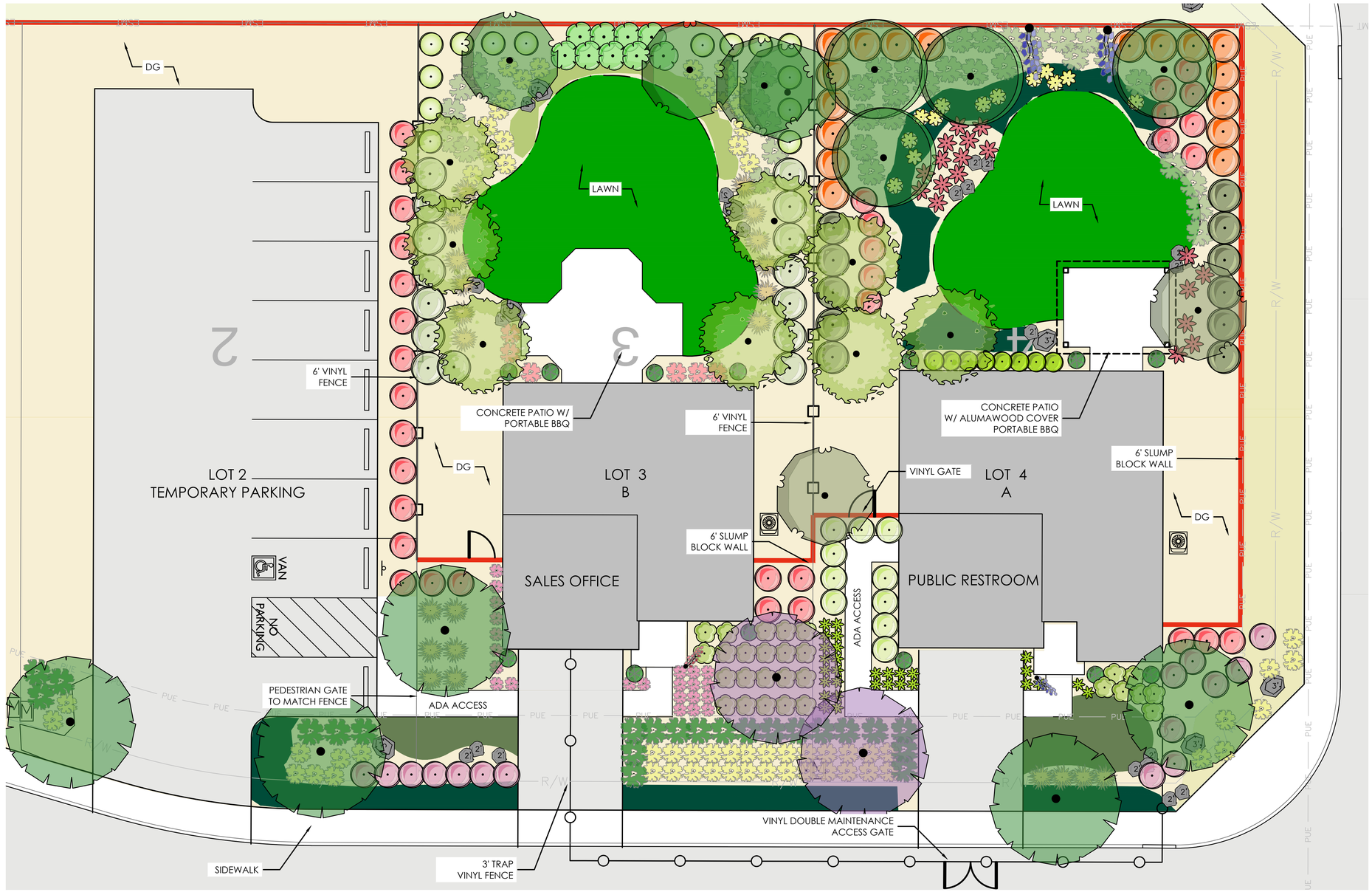
760.320.9811 **msaconsultinginc.com**



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M 0.5	4
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	36" BOX	M 0.5	2
	JACARANDA ACUTIFOLIA JACARANDA	36" BOX	M 0.5	2
	PISTACIA CHINENSIS CHINESE PISTACHE	36" BOX	M 0.5	8
	RHUS LANCEA AFRICAN SUMAC	36" BOX	M 0.5	5
	SCHINUS MOLLE CALIFORNIA PEPPER	24" BOX	M 0.5	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	ACACIA REDOLENS `DESERT CARPET` TM BANK CATCLAW	5 GAL	L 0.2	37
	BACCHARIS X `CENTENNIAL` CENTENNIAL COYOTE BRUSH	5 GAL	L 0.2	9
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	15 GAL	L 0.2	12
	CALLISTEMON VIMINALIS `LITTLE JOHN` DWARF WEEPING BOTTLE BRUSH	5 GAL	L 0.2	6
	CASSIA ARTEMISIOIDES FEATHERY CASSIA	15 GAL	L 0.2	14
	CUPHEA HYSSOPIFOLIA FALSE HEATHER	5 GAL	M 0.5	23
	ELAEAGNUS PUNGENS `FRUITLANDII` FRUITLAND SILVERBERRY	15 GAL	M 0.5	11
	HEMEROCALLIS X `YELLOW` YELLOW DAYLILY	5 GAL	M 0.5	30
	HESPERALOE PARVIFLORA YELLOW YELLOW YUCCA	1 GAL	L 0.2	13
	ILEX VOMITORIA `NANA` DWARF YAUPON HOLLY	15 GAL	M 0.5	8
	JUNIPERUS CHINENSIS `SPARTAN` SPARTAN JUNIPER	15 GAL	M 0.5	13
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	M 0.5	60
	LIGUSTICUM JAPONICUM TEXANUM TEXAS PRIVET	15 GAL	M 0.5	10
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	M 0.5	22
	PHOTINIA X FRASERI RED TIP PHOTINIA	15 GAL	M 0.5	22
	PITTOSPORUM TOBIRA `WHEELERS DWARF` WHEELER`S DWARF MOCK ORANGE	15 GAL	M 0.5	28
	RAPHIOLEPIS INDICA SPRINGTIME INDIA HAWTHORN	15 GAL	M 0.5	15
	ROMNEYA COULTERI MATILIJA POPPY	5 GAL	L 0.2	15
	SALVIA GREGGII AUTUMN SAGE	5 GAL	M 0.5	18
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	15 GAL	M 0.5	17
	XYLOSMA CONGESTUM `COMPACTA` COMPACT XYLOSMA	5 GAL	M 0.5	22
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	BIGNONIA VIOLACEA VIOLET TRUMPET VINE	15 GAL	M 0.5	1
	BOUGAINVILLEA X `BARBARA KARST` BARBARA KARST BOUGAINVILLEA	15 GAL	M 0.5	2
	PHAEDRANTHUS BUCCINATORIUS BLOOD-RED TRUMPET	15 GAL	M 0.5	1

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WU	QTY
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	M 0.5	133
	LAWN	SOD	HIGH 0.8	2,003
	ROSMARINUS OFFICINALIS `HUNTINGTON BLUE` HUNTINGTON ROSEMARY	1 GAL	M 0.5	131
	SANTOLINA CHAMAECYPARISSUS LAVENDER COTTON	1 GAL	L 0.2	62

	BOULDERS - T.B.S. SEE PLAN FOR SIZE, LOCATIONS	10 21
DG	2" WETTED & COMPACTED USE SOIL BINDING ADDITIVE ON ALL SLOPES IN RETENTION BASIN	
	STEEL HEADER TO BE BROWN	

LANDSCAPE ARCHITECTS
A DIVISION OF MSA CONSULTING, INC.

NORTH

0' 10' 20' 30' 40'
SCALE 1"=10'

LANDSCAPE PLAN - MODEL

3/9/2021

PULTE HOMES - SOUTH PRADO (COACHELLA)

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Coachella 107

Coachella, CA

Single Family Homes

Exterior Color Schemes

for Approval Only

for

Pulte

Elevations designed by

Internal Architect

2.19.21

NOTE: All photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.

MBACC not responsible for manufacturer color printed materials being off from actual materials.

Coachella 107 at Coachella, CA

Pulte Homes

EXTERIOR COLOR SCHEMES DOCUMENT (ECS)

10.31.19 MBACI 10519aspen

STUCCO: OMEGA STUCCO - SAND FINISH
PAINT: SHERWIN WILLIAMS
ROOF: BORAL ROOFING
GARAGE DOORS: WAYNE DALTON GARAGE DOOR STANDARD

STONE: CORONADO STONE PRODUCTS
BRICK: CORONADO THIN BRICK
MORTAR: OBP MAC PLUS: STANDARD GREY
GUTTERS ONLY: RGS COLORS

A' ELEVATIONS

COLOR SCHEME / COLOR APPLICATION	A	1	2	3
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY		SW 0050 CLASSIC LIGHT BUFF	SW 7051 ANALYTICAL GRAY	SW 9112 SONG THRUSH
STUCCO BODY / ROLLED STUCCO FASCIA		**5/8 -A872**	**3/4 -236**	**1551**
STUCCO BODY ACCENT / INCLUDING GABLE ACCENT WHERE NOTATED		SW 7051 ANALYTICAL GRAY	SW 7046 ANONYMOUS	SW 6103 TEA CHEST
FASCIA / EAVES / ALL TRIM		SW 7040 SMOKEHOUSE	SW 7055 ENDURING BRONZE	SW 7036 ACCESSIBLE BEIGE
GARAGE DOORS: WAYNE DALTON STANDARD COLORS		DESERT TAN	TAUPE	DESERT TAN
FRONT DRS		SW 7621 SILVERMIST	SW 7701 CAVERN	SW 7679 GOLDEN GATE
SHUTTERS		SW 0047 STUDIO BLUE GREEN	SW 2803 ROOKWOOD TERRA COTTA	SW 6153 BRONZE PROTÉGÉ
DECORATIVE METAL & RAILINGS / ACCENT HINGES, RINGS ETC ON SHUTTERS		SW 7069 IRON ORE	SW 7069 IRON ORE	SW 7069 IRON ORE
GUTTERS		RUSTIC BROWN	TERRATONE	BUCKSKIN BROWN
FULL 'S' ROOF TILE		1BCCS 6031 LA TERRA BLEND	1BCCS 0300 BRONZE PEARL	1BCCS 6160 AUTUMN BLEND

B' ELEVATIONS

COLOR SCHEME / COLOR APPLICATION	B	4	5	6
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY		SW 7541 GRECIAN IVORY	SW 7529 SAND BEACH	SW 7671 ON THE ROCKS
STUCCO BODY		**1523**	**15**	**1/2 -414**
FASCIA / EAVES / ALL TRIM		SW 7562 ROMAN COLUMN	SW 7047 PORPOISE	SW 7546 PRAIRIE GRASS
GARAGE DOORS: WAYNE DALTON STANDARD COLORS		WHITE	TAUPE	DESERT TAN
ENTRY DOORS / SHUTTERS		SW 6258 TRICORN BLACK	SW 2735 ROCKWEED	SW 7061 NIGHT OWL
GUTTERS		HIGH GLOSS WHITE	TERRATONE	ADOBE TAN
FLAT SHAKE ROOF TILE		1FBCJ 1132 CHARCOAL BROWN	1FBCJ 3233 BROWN BLEND	1FBCJ 4598 FOREST GREEN BLEND

C' ELEVATIONS

COLOR SCHEME / COLOR APPLICATION	C	7	8	9
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY		SW 9165 GOSSAMER VEIL	SW 7045 INTELLECTUAL GRAY	SW 7528 WINDSOR GREIGE
STUCCO BODY		**D26**	**1/4 A-876**	**A 216**
FASCIA / EAVES / ALL TRIM / WOOD RAILS		SW 7005 PURE WHITE	SW 6146 UMBER	SW 7526 MAISON BLANCHE
GABLE SIDING INSETS		SW 7663 MONORAIL SILVER	SW 7564 POLAR BEAR	SW 6200 LINK GRAY
GARAGE DOORS: WAYNE DALTON STANDARD COLORS		WHITE	ALMOND	ALMOND
FRONT DRS / SHUTTERS		SW 6068 BREVITY BROWN	SW 7645 THUNDER GRAY	SW 7545 PIER
STONE VENEER		OLD WORLD LEDGESTONE: GREY QUARTZITE	OLD WORLD LEDGESTONE: ETOWAH	OLD WORLD LEDGESTONE: CAPE COD GREY
GUTTERS		HIGH GLOSS WHITE	BUCKSKIN BROWN	LIGHT PECAN
FLAT SLATE ROOF TILE		1FECY 4070 SEA PEARL BLEND	1FECY 3181 SMOKEY TOPAZ	1FECY 4072 SAHARA QUARTZ

MBACI shall not be held liable for any errors or product failure on manufacturers or contractor/subcontractors part in the field (i.e. stucco, masonry, paint manufacturers errors, etc).

NOTE: MANDOORS & VENTS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED
NOTE: ALL PAINT BREAKS TO BE TURNED AND FINISHED AT INSIDE CORNERS, UNDER BALCONIES & CANTILEVERS UNLESS OTHERWISE NOTED
NOTE: SUBSTITUTIONS FOR ANY MATERIALS ARE NOT TO BE MADE WITHOUT THE FINAL APPROVAL FROM MBACI OFFICE.
NOTE: SIDE ENHANCED ELEVATIONS TO RECEIVE TYPICAL TREATMENTS AS FRONT ELEVATIONS. - SEE ELEVATIONS FOR COLOR PLACEMENT
***NOTE: STUCCO has been eye matched to paint by MBACI for rendering use only. Do not use this paint color in field or for an exact match to stucco.*
NOTE: All photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.
MBACI not responsible for manufacturer color printed materials being off from actual materials.

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'A' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 0050 CLASSIC LIGHT BUFF		
STUCCO BODY / ROLLED STUCCO FASCIA	**5/8 -A872**		
STUCCO BODY ACCENT / INCLUDING GABLE ACCENT WHERE NOTATED	SW 7051 ANALYTICAL GRAY		
FASCIA / EAVES / ALL TRIM	SW 7040 SMOKEHOUSE		
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	DESERT TAN		
FRONT DRS	SW 7621 SILVERMIST		
SHUTTERS	SW 0047 STUDIO BLUE GREEN		
METAL DETAILS	SW 7069 IRON ORE		

Roof Material
BORAL Roofing Materials

1BCCS 6031
LA TERRA BLEND

Full S Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'A' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 7051 ANALYTICAL GRAY		
STUCCO BODY / ROLLED STUCCO FASCIA	**3/4 -236**		
STUCCO BODY ACCENT / INCLUDING GABLE ACCENT WHERE NOTATED	SW 7046 ANONYMOUS		
FASCIA / EAVES / ALL TRIM	SW 7055 ENDURING BRONZE		
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	TAUPE		
FRONT DRS	SW 7701 CAVERN		
SHUTTERS	SW 2803 RKWD TERRACOTTA		
METAL DETAILS	SW 7069 IRON ORE		

Roof Material
BORAL Roofing Materials

1BCCS 0300
BRONZE PEARL

Full S Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'A' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco	MATERIAL SAMPLE
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY		SW 9112 SONG THRUSH		
STUCCO BODY / ROLLED STUCCO FASCIA		**1551**		
STUCCO BODY ACCENT / INCLUDING GABLE ACCENT WHERE NOTATED		SW 6103 TEA CHEST		
FASCIA / EAVES / ALL TRIM		SW 7036 ACCESSIBLE BEIGE		
GARAGE DOORS: WAYNE DALTON STANDARD COLORS		DESERT TAN		
FRONT DRS		SW 7679 GOLDEN GATE		
SHUTTERS		SW 6153 BRONZE PROTÉGÉ		
METAL DETAILS		SW 7069 IRON ORE		

Roof Material
BORAL Roofing Materials

1BCCS 6160
AUTUMN BLEND

Full S Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'B' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	MATERIAL SAMPLE	*Sherwin Williams Paint*	*Omega Stucco*
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY **STUCCO BODY**	SW 7541 GRECIAN IVORY **1523**			
FASCIA / EAVES / ALL TRIM	SW 7562 ROMAN COLUMN			
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	WHITE			
ENTRY DOORS / SHUTTERS	SW 6258 TRICORN BLACK			

Roof Material
BORAL Roofing Materials

1FBCJ 1132
CHARCOAL BROWN

Flat Shake Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'B' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco	MATERIAL SAMPLE
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 7529 SAND BEACH			
STUCCO BODY	**15**			
FASCIA / EAVES / ALL TRIM	SW 7047 PORPOISE			
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	TAUPE			
ENTRY DOORS / SHUTTERS	SW 2735 ROCKWEED			

Roof Material
BORAL Roofing Materials

1FBCJ 3233
BROWN BLEND

Flat Shake Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

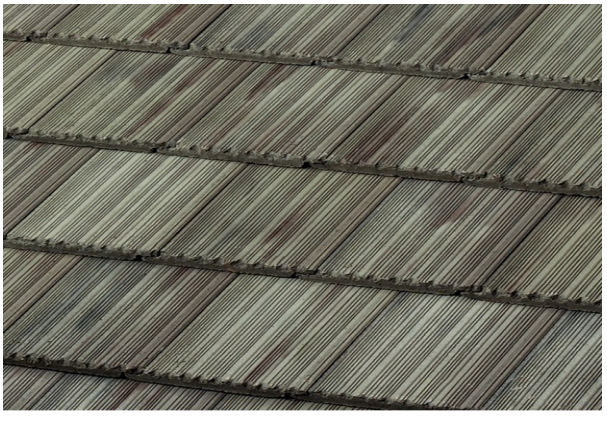
To be used on 'B' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	MATERIAL SAMPLE	*Sherwin Williams Paint*	*Omega Stucco*
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 7671 ON THE ROCKS			
STUCCO BODY	**1/2 -414**			
FASCIA / EAVES / ALL TRIM	SW 7546 PRAIRIE GRASS			
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	DESERT TAN			
ENTRY DOORS / SHUTTERS	SW 7061 NIGHT OWL			

Roof Material
BORAL Roofing Materials

1FBCJ 4598
FOREST GREEN BLEND

Flat Shake Profile



Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'C' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 9165 GOSSAMER VEIL		
STUCCO BODY	**D26**		
FASCIA / EAVES / ALL TRIM	SW 7005 PURE WHITE		
GABLE SIDING INSETS	SW 7663 MONORAIL SILVER		
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	WHITE		
ENTRY DOORS / SHUTTERS	SW 6068 BREVITY BROWN		

MASONRY VENEER

Coronado Stone Veneer

OLD WORLD LEDGESTONE: GREY QUARTZITE

Roof Material

BORAL Roofing Materials

1FECY 4070 SEA PEARL BLEND

Flat Slate Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'C' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	MATERIAL SAMPLE	*Sherwin Williams Paint*	*Omega Stucco*
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 7045 INTELLECTUAL GRAY			
STUCCO BODY	**1/4 A-876**			
FASCIA / EAVES / ALL TRIM	SW 6146 UMBER			
GABLE SIDING INSETS	SW 7564 POLAR BEAR			
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	ALMOND			
ENTRY DOORS / SHUTTERS	SW 7645 THUNDER GRAY			

MASONRY VENEER

Coronado Stone Veneer

OLD WORLD LEDGESTONE: ETOWAH

Roof Material

BORAL Roofing Materials

1FECY 3181 SMOKEY TOPAZ

Flat Slate Profile

Coachella 107

Pulte Homes

Exterior Color Scheme

To be used on 'C' - Elevations

COLOR APPLICATION	MATERIAL SPECIFICATION	Sherwin Williams Paint	Omega Stucco
STUCCO BODY PAINT MATCH FOR RENDERING/ BINDER PURPOSES ONLY	SW 7528 WINDSOR GREIGE		
STUCCO BODY	**A 216**		
FASCIA / EAVES / ALL TRIM	SW 7526 MAISON BLANCHE		
GABLE SIDING INSETS	SW 6200 LINK GRAY		
GARAGE DOORS: WAYNE DALTON STANDARD COLORS	ALMOND		
ENTRY DOORS / SHUTTERS	SW 7545 PIER		

MASONRY VENEER

Coronado Stone Veneer

OLD WORLD LEDGESTONE: CAPE COD GREY

Roof Material

BORAL Roofing Materials

1FECY 4072 SAHARA QUARTZ

Flat Slate Profile

SunLine TRANSIT AGENCY
A Public Agency

MEMBERS: Desert Hot Springs Palm Springs Cathedral City Rancho Mirage
Palm Desert Indian Wells La Quinta Indio Coachella Riverside County

April 21, 2021

Luis Lopez, Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Pulte Coachella Subdivision

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Pulte Coachella Subdivision located on North of Avenue 51st within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides service within close proximity to the project site, with the closest bus stop #505 located on Avenue 50th at Van Buren, 0.7 miles from the project site, served by Routes 6 and 8. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.

- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.

- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.

- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.

- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,

Jeff Guidry
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager

COACHELLA VALLEY WATER DISTRICT
Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Robert Cheng

ASSISTANT GENERAL MANAGER
Dan Charlton

April 22, 2021

Luis Lopez
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: City of Coachella Request for Agency Comments, TTM 38084,
Subdivide 27 Acres (APN 768-050-002) into 107 Residential Lots

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

This area is underlain with agricultural drainage lines. There are Coachella Valley Water District (CVWD) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 51 West Drain.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the well(s) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

cc: Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Daniel Wozniak
Pulte Homes Company, LLC
27401 Los Altos, Suite 400
Mission Viejo, CA 92601

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