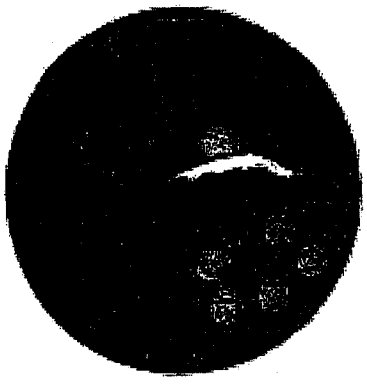


CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT

1515 Sixth Street
Coachella, CA 92236
(760) 398-3102
(760) 398-5421 Fax

INITIAL STUDY (NO.) AND ENVIRONMENTAL CHECKLIST

TENTATIVE TRACT MAP 31158 RESIDENTIAL DEVELOPMENT

COACHELLA, CA

(April 2004)

PREPARED BY:

Raney Planning & Management, Inc.

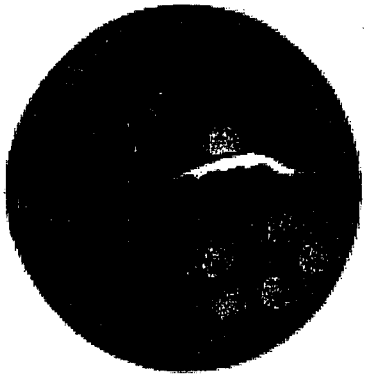
CONTACT:

Gabriel Papp (760) 398-3102

APPLICANT:

Stan Stringfellow (909) 394-7773

Exhibit 3. EIS No. 04-07



CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT

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ENVIRONMENTAL CHECKLIST FORM

Date: April 2004

Project Title: Tentative Tract Map 31158

Case Number: Environmental Assessment No. [redacted]

Lead Agency Name and Address: Community Development Department
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Applicant's Name and Address: Stan Stringfellow
North American Residential Communities, Inc.
326 W. Arrow Highway
San Dimas, CA 91773
(909) 394-7773

Contact Person and Phone Number: Gabriel E. Papp, Director of Community Development – (760) 398-3102

Project Location:

The project site (which is identified as Assessor's Parcel Numbers (APNs) 765-170-001, and 765-170-003) is located at the northeast corner of Frederick Street and Avenue 53 within the City of Coachella, Riverside County, California. The northern-most project boundary is formed by Calle Verde, and the eastern boundary by Calle Empalme. The L-shaped site consists of approximately 29.7 acres of generally undeveloped, level property. On-site structures are limited to an occupied farmhouse on the northeast corner of the property, a storage shed also in the northeastern portion, and a non-operating water well

and pump shed in the northwest corner of the project site. Dense vegetation is present in various parts of the site.

Existing Zoning Designation: R-S (Residential Single-family)

Existing General Plan Designation: RL (Low Density Residential; 0-6 dwelling units per acre)

Project Description:

The proposed project includes an application to the City of Coachella for a Tentative Tract Map to divide approximately 29.7 acres into 115 single-family lots. Density of the proposed project is therefore 3.87 dwelling units per acre (du/ac). The typical lot size is 7,263 sq.ft. A 50-foot wide strip of land exists along Calle Empalme and 53rd Ave. The strip is part of an existing drainage system that would be utilized by the proposed project. As part of the project, the 50-foot wide strip would be excavated to increase depth, and the area would later be landscaped. Other site improvements included in the proposed project consist of paved roadways, concrete walkways, driveways, and various underground utilities.

Surrounding Land Uses and Setting:

An existing residence is located near the northeast corner of the site. In addition, an existing apartment complex exists on the adjacent property to the north of the site along Calle Verde. Established residences are also located to the east of the project site along Calle Empalme. To the south and west, Avenue 53 and Frederick Street have cultivated fields immediately adjacent.

Other Public Agencies Whose Approval is Required (e.g. Permits, Financing Approval, or Participation Agreement)

- Coachella Planning Commission (TTM)
- Coachella City Council (TTM, Final Map)
- Coachella Building Department (plan check, grading permits, building permits)
- Coachella Engineering Division approval of Improvement Plans

The proposed project requires the following entitlements:

1. Approval of Mitigated Negative Declaration and adoption of a Mitigation Monitoring Plan (EA XX)
2. A Tentative Subdivision Map to divide 29.7 acres into 115 residential lots.

INSERT MAP

Proposed Project Site Map

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" as indicated by the checklist on the following pages.

✖	Aesthetics		Agriculture 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		None

DETERMINATION: (Completed by the Lead Agency, City of Coachella)
On the basis of this initial study:

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

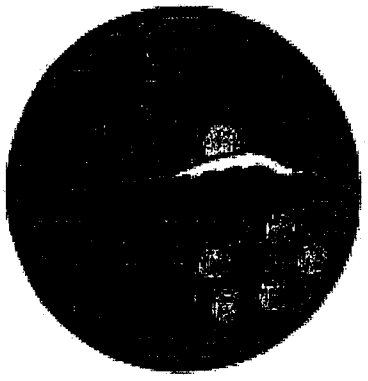
Prepared by:

Raney Planning & Management, Inc _____ *Date*

Reviewed by:

Gabriel Papp, Director of Community Development _____ *Date*
City of Coachella

Carmen Manriquez, Deputy Community Development Director _____ *Date*
City of Coachella



CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT

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INITIAL STUDY (NO.)
(TRACT 31158 - A RESIDENTIAL DEVELOPMENT)

DISCUSSION OF ENVIRONMENTAL EVALUATION

CEQA mandates that projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. (Pub. Resources Code §21083.3; Guidelines §15183 (a)). The proposed project is consistent with the General Plan and an EIR was certified for the General Plan (see Land Use, Page 42, *infra*).

In preparing this Initial Study, the City has relied on the General Plan and the Environmental Impact Report (EIR) prepared with the General Plan, together with the Findings of Fact and Statements of Overriding Consideration adopted by the City Council. Pursuant to Section 21083.3 of the Public Resources Code, the City incorporates by reference these documents and their associated Statements of Overriding Consideration.

All public agencies with authority to mitigate significant effects shall undertake or require the undertaking of all feasible mitigation measures specified in a prior EIR relevant to a significant effect which the project will have on the environment. Project review is limited to effects in which the project will have on the environment and to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the prior EIRs or which substantial new information shows will be more significant than described in the prior EIRs.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant.

4. Answers of "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.

5. This Initial Study must evaluate whether the proposed project may cause significant effects on the environment that were not examined in the General Plan EIR or the previous environmental analysis prepared for this project site. In particular, consistent with Section 21083.3, impacts evaluated include any effects on the environment that are peculiar to the proposed project or to the parcels on which the project would be located and were not addressed or analyzed as significant effects in the General Plan EIR, or which substantial new information shows will be more significant than described in the previous EIR. This Initial Study must also evaluate whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [Section 15152(b)(2) of the California Environmental Quality Act]. If such revisions, conditions or other means are identified, they must be identified as mitigation measures.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources of potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where

appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Mitigation Measures:

The following is a summary of mitigation measures, which upon implementation, reduce the impacts of the proposed project to *less-than-significant.*

I. Aesthetics:

MM1. In conjunction with development of the proposed project, the Applicant/Developer shall shield all on-site lighting so that it is directed within the project site, does not illuminate adjacent properties, and is consistent with the General Plan. A detailed lighting plan shall be submitted for review and approval of the Community Development Department and the Engineering Department in conjunction with the project improvement plans. The locations and design of the shielded light fixtures shall be submitted for the review and approval of the Community Development Department and Engineering Department in conjunction with the approval of improvement plans.

II. Agriculture Resources:

None required.

III. Air Quality:

MM2. Implement Mitigation Measure 23.

MM3. Prior to the issuance of grading permits, the project developer shall develop a dust control plan, as approved by the City, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD. These measures shall be implemented through the grading and construction phases of development.

a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more).
b. Replace ground cover in disturbed areas as quickly as possible.
c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.
d. Water active grading sites at least twice daily.

e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.
f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded.
g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 3 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).
i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
j. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.
k. Enforce traffic speed limits of 15 mph or less on all unpaved roads.
l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.

IV. Biological Resources:

None required.

V. Cultural Resources:

MM4. A qualified archeological monitor, as well as a Native American monitors (either representing the Augustine Band of Cahuilla Indians or the Torres Martinez Desert Cahuilla Indians), shall be present during at least the initial phases of rough grading, and shall also inspect all piping trenches, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. As per General Plan policy, if a finding of significance is made, an appropriate mitigation plan shall be implemented. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as

excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.

MM5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.

VI. Geology and Soils:

MM6. Prior to issuance of a grading permit, a final geologic and geotechnical report shall be conducted for the project site, which shall include a separate soils study, and shall also include the recommendations and remediations provided in the Geotechnical Investigation prepared for the project by Sladden Engineering.

MM7. Prior to the issuance of building permits, the City Engineer shall ensure that the minimum seismic design of all structures complies with the 2001 edition of the California Building Code.

MM8. Prior to the issuance of a grading permit, the applicant shall submit a grading plan to the City Engineer for review and approval. If the grading plan differs significantly from the proposed grading illustrated on the approved tentative tract map, a tentative map that is consistent with the new revised grading plan shall be provided for review and approval by the City Engineer.

MM9. Any applicant for a grading permit shall submit an erosion control plan to the City Engineer for review and approval. This plan shall identify protective measures to be taken during construction, supplemental measures to be taken during the rainy season, the sequenced timing of grading and construction, and subsequent revegetation and landscaping work to ensure water quality in creeks and tributaries in the General Plan Area is not degraded from its present level. All protective measures shall be shown on the grading plans and specify the entity responsible for completing and/or monitoring the measure and include the circumstances and/or timing for implementation.

MM10. Implement Mitigation Measure 3.

MM11. Prior to approval of final facilities design, plans for drainage and stormwater runoff control systems and their component facilities shall be submitted to the Engineering Department for review and approval to ensure that these systems and facilities are non-erosive in design.

MM12. Grading, soil disturbance, or compaction shall not occur during periods of rain or on ground that contains freestanding water. Soil that has been soaked and wetted by rain or any other cause shall not be compacted until completely drained and until the moisture content is within the limit approved by a Soil Engineer. Approval by a Soil Engineer shall be obtained prior to the continuance of grading operations. Confirmation of this approval shall be provided to the Engineering Department prior to commencement of grading.

MM13. Implement Mitigation Measure 6.

MM14. Implement Mitigation Measure 6.

VII. Hazards and Hazardous Materials:

MM15. Prior to issuance of a demolition permit by the City for any on-site structures, the applicant/developer shall retain the services of a State-certified LBP and asbestos professional(s) to perform a LBP and asbestos survey on the farm office building for testing and confirmation of LBP and asbestos within and around the structure. Any LBP and/or asbestos found shall be removed according to Riverside County Department of Environmental Health, prior to demolition.

MM16. In conjunction with the submittal of grading plans, the project applicant shall submit a detailed soils study to the City Engineer indicating that the levels of Organochlorine pesticide residues are below the State standards for residential development. The soil study shall be conducted and samples collected by a qualified soils engineer according to a Riverside County Environmental Health Department (RCEHD) pre-approved sampling protocol. The composite soil samples shall be submitted to a State-certified hazardous waste testing laboratory and analyzed for Organochlorine pesticides using EPA method series 6000/7000 AND 8080. Should the levels exceed acceptable State standards, a remediation plan shall be submitted to RCEHD and the City of Coachella. Remediation to the satisfaction of RCEHD and the City of Coachella shall occur prior to the issuance of grading permits.

VIII. Hydrology and Water Quality:

MM17. Prior to the issuance of grading permits, the applicant/developer shall submit to the City Engineer for review and approval a Drainage Master Plan which implements Best Management Practices (BMPs) to control quality of stormwater runoff.

MM18. Prior to the issuance of grading permits, a National Pollution Discharge Elimination System (NPDES) construction permit shall be obtained for any disturbance of more than one acre.

IX. Land Use and Planning:

MM19. If permits are issued prior to approval of a development impact fee, a General Plan 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 (DU).

X. Mineral Resources:

None required.

XI. Noise:

MM20. All construction equipment shall use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 300 feet of any occupied residence during construction hours, unless the equipment is surrounded by a noise protection barrier acceptable to the Community Development Department. These criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits.

XII. Population and Housing:

None required.

XIII. Public Services:

MM21. The applicant shall be subject to the further requirement that it participate in the Community Facilities District the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 5311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to approval of TTM 31158 to finance City police and fire services for such undeveloped

property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent. Written verification of the applicant's participation in the CFD shall be submitted for review and approval of the City Engineer prior to occupancy of the proposed project.

MM22. Implement Mitigation Measure 21.

XIV. Recreation:

None required.

XV. Transportation:

MM23. Prior to initiating roadway construction, the applicant shall submit to the City Engineer, for review and approval, plans for the following roadway improvements:

- Calle Verde shall be constructed from the western project boundary to the eastern project boundary at its ultimate half-section width as a collector.
- Avenue 53 shall be constructed from Frederick Street to Calle Empalme at its ultimate half-section width as a secondary.
- Frederick Street shall be constructed from the northerly project boundary to Avenue 53 at its ultimate half-section width as a secondary.
- Calle Empalme shall be constructed from the north project boundary to Avenue 53 at its ultimate half-section width as a collector.
- Frederick Street shall be constructed as a 32-foot paned section between the northerly project boundary and the existing terminus south of Avenue 52 in conjunction with development.
- A traffic signal shall be installed at the Harrison Street/Avenue 53 intersection with the costs credited toward payment of the City's impact fees and proportioned among other developments in the area.

The roadway improvements shall be complete prior to occupancy of the residential units (except the model home complex(es)).

MM24. The City Engineer shall ensure, prior to approval, that the improvement plans include the construction of both the Van Buren

Street and Avenue 51 roadway segments, which exist adjacent to the project site, to their ultimate half-widths.

MM25. Prior to approval of final maps, the City Engineer shall ensure that the applicant has prepared and submitted a deficiency plan.

MM26. Prior to the issuance of grading permits, the City Engineer shall ensure that the project participates in funding of off-site improvements, which are needed to serve cumulative future conditions through payment of appropriate fees (TUMF). The TUMF includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation of the County and individual cities. The TUMF provides a key funding source for General Plan improvements in the area.

MM27. The approved development impact fee for Traffic Signals shall be paid at the time building permits are issued. The fee paid at the time the permits are issued shall be as follows: Building - $192.00 per DU.

MM28. The approved development impact fee for Bridge and Grade Separation shall be paid at the time building permits are issued as follows: Buildings - $422.00 per DU.

MM29. Prior to approval of the final map, the City Engineer shall ensure that the following safety features are included within the project design:

- Stop controls provided at the project access points where they intersect with the public roadway system.
- A 150-foot (minimum) southbound left turn pocket provided along Frederick Street at the westerly project driveway.
- Sight distance at project entrances designed to comply with Caltrans and City of Coachella standards (shall also be indicated on final grading, landscape, and street improvement plans).

MM30. Implement Mitigation Measures 23 and 29.

MM31. The approved development impact fee for Bus Shelters and Bus stops shall be paid at the time permits are issued, and shall be as follows: Bus Shelters - $50.00 per dwelling unit.

XVI. Utilities and Service Systems:

None required.

XVII. Mandatory Findings of Significance:

None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I.	**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?	☐	✖	☐	☐

Discussion

a. Valuable aesthetic resources are highly subjective and open to interpretation by the individual viewer. According the City of Coachella General Plan Environmental Impact Report (EIR), the Coachella Valley Scenic Resource area is considered to have Low scenic value by the Coachella Valley Master Environmental Assessment (MEA). Scenic resources in the local area include the Santa Rosa Mountains to the south, the San Jacinto Mountains toward the west, the Mecca Hills to the northeast and Little San Bernardino Mountains to the northwest. The MEA assigned a Medium scenic value to the Little San Bernardino Mountains and a High scenic value to the Santa Rosa and San Jacinto Mountains. Views of mountain tops and ridge lines are clearly visible.

However, the General Plan EIR also states that the visual environment of the project area also includes man-made features including parks, schools, commercial, residential, industrial buildings, and infrastructure such as utility lines, highways, and railroad facilities. These elements interact with the natural environment to either enhance or diminish aesthetic qualities. The scale, density, and color of man-made elements can block views or cause visual clutter, which distracts the viewer.

In the case of scenic vistas, visual impacts are considered significant if the implementation of the proposed project would cause views of significant visual landmarks to be blocked. The City of Coachella Zoning Ordinance places a 30-foot limit on the height of single-family dwelling units, which is considered a low profile building height. Because the proposed project would comply with development standards of the zoning district, the proposed project would not

block views or otherwise diminish the aesthetic qualities of the project site vicinity. Therefore, the proposed project would result in a ***less-than-significant*** impact to scenic vistas.

Mitigation Measure(s)
None Required.

b. Regarding the project site's existing visual character, visual impacts are considered significant if the implementation of the proposed project would have a negative visual appearance. The project site currently includes fallow agricultural fields, nuisance garbage dumping, a dilapidated storage shed and non-functioning well house, as well as an occupied residence. Implementation of the proposed project would alter the visual character of the site from a rural, agricultural setting to an urbanized setting. However, considering the substantial amount of nuisance dumping and vandalism which currently exists on the project property, the new development would actually serve to improve the quality of the aesthetic characteristics. The design of the proposed residential development would be considered compatible with the adjacent residential developments to the north and west of the project site, as well as throughout the City of Coachella, and would serve to compliment the growing community. In addition, the proposed project is consistent with the General Plan land use designation and zoning for the site. Therefore, development of the proposed project would result in a ***less-than-significant*** impact on the existing visual character.

Mitigation Measure(s)
None Required.

c. With respect to scenic resources, visual impacts are considered significant if the implementation of the proposed project would cause significant natural land forms to be altered by grading. The project site includes fields that are not currently in agricultural production, and the site does not include any significant scenic resources such as rock outcroppings, or historic buildings. Therefore, development of the proposed project would have ***less-than-significant impact*** on scenic resources.

Mitigation Measure(s)
None Required.

d. Regarding light and glare, visual impacts are considered significant if the implementation of the proposed project would encourage the introduction of lighting sources which do not control the effects of light and glare on adjacent properties. The project site is currently characterized by agricultural uses, with very little light or glare currently emitted from the site. The change from an agricultural property to a residential subdivision would generate new permanent sources of light and glare. According to the General Plan EIR, General Plan Policy recommends that lighting should be oriented downward wherever possible,

the use of motion sensors for lighting should be incorporated where feasible, and lights should be shielded to minimize light spill. Therefore, failure to comply with the Policies in the General Plan would result in substantial increase in light and glare, which would be considered a ***potentially significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the potential impacts related to light and glare to a *less-than-significant* level.

MM1. In conjunction with development of the proposed project, the Applicant/Developer shall shield all on-site lighting so that it is directed within the project site, does not illuminate adjacent properties, and is consistent with the General Plan. A detailed lighting plan shall be submitted for review and approval of the Community Development Department and the Engineering Department in conjunction with the project improvement plans. The locations and design of the shielded light fixtures shall be submitted for the review and approval of the Community Development Department and Engineering Department in conjunction with the approval of improvement plans.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE 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 (1977) prepared by the California Dept. 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 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 individually or cumulatively result in loss of Farmland to non-agricultural use?	☐	☐	✖	☐

Discussion

a,c. According to Figure 3.1-6 (Agricultural Lands Map) in the City of Coachella General Plan EIR, the project site is not designated as a Prime Agricultural Land, Unique Farmland, or Farmland of Statewide Importance, but is designated as Agricultural Land of Local Importance. The conversion of Agricultural Land of Local Importance would not be considered a substantial adverse effect under CEQA. In addition, the City of Coachella General Plan states that date groves, citrus groves and vineyards are of particular interest for agricultural preservation. Because the project site does not include citrus groves or vineyards and includes only several date palm saplings, the conversion of the agricultural land would not conflict with the General Plan Policy. Therefore, although the project site is identified as Agricultural Land of local importance, conversion of the agricultural land to urban uses would result in ***less-than-significant*** impacts.

Mitigation Measure(s)
None required.

b. The project site is not currently utilized for agricultural production and is designated RL (Low Density Residential) in the General Plan and is zoned R-S (Residential Single-family). In addition, the site is not under a Williamson Act contract. Therefore, the conversion of the project site from agricultural land use to single family residential would be consistent with the site's land use designation and zoning. Therefore, implementation of the proposed project would result in ***no impact*** related to a conflict with agricultural zoning or with a Williamson Act contract.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. 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?	☐	☐	☐	✖

Discussion

a. The proposed project site lies within the southwestern portion of the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). The SSAB is composed of the western portions of Riverside County and all of Imperial County. The SCAQMD sets and enforces air pollutant regulations for stationary sources in the SSAB, while CARB is in charge of controlling motor vehicle emissions.

Ambient air quality is determined from data collected at air quality monitoring stations located throughout the air basin. The ambient air quality data is given in terms of state and federal standards. Both California and the federal government have set air quality standards for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM_{10}, and lead. The California standards are more stringent than the federal standards, especially in regard to PM_{10} and sulfur dioxide. Ambient air quality standards are designed to protect the segment of the population that is most susceptible to respiratory distress or infection, such as the very young,

asthmatics, the elderly, people weak with illness or disease, and persons engaged in heavy work or exercise.

The Southern California Association of Governments (SCAG) is responsible under the Federal Clean Air Act for determining conformity of projects, plans, and programs with the SCAQMD Air Quality Management Plan (AQMP). The AQMP is based on the assumptions found within the City's General Plan; the proposed project would be consistent with the land use policies within the City's General Plan. SCAG released a Regional Comprehensive Plan (RCP) in 1993, which is a compilation of the summaries of Plans for the Southern California Region. The development of single-family residential units on the proposed site would be consistent with the land use assumptions in the RCP and AQMP. Therefore, the proposed project would have a ***less-than-significant*** impact regarding implementation of an applicable air quality plan.

Mitigation Measure(s)
None required.

b,c,d. Airflow in Coachella Valley is predominantly from the northwest. Peak oxidant levels occur in the late afternoon and evening (between 4 pm and 8 pm), as pollutants are blown through the San Gorgonio Pass. Oxidant concentrations in the Coachella Valley are highest closest to the South Coast Air Basin (SCAB) and decrease steadily as the air mass moves east from Banning to Palm Springs and then Coachella. Poor air quality in this area is due primarily to transport of both ozone and its precursor emissions from the upwind source region of the SCAB. Coachella Valley is currently designated as a "severe-17" ozone nonattainment area, which indicates that the attainment date for the federal ozone standards is November 15, 2007 (17 years from the date of enactment of the federal Clean Air Act; CAA).

Ozone

Ozone is formed through chemical reactions of reactive organic gasses (ROG), oxides of nitrogen, and oxygen in the presence of sunlight. Peak ozone concentrations tend to occur in the SCAB near the middle of the day in summer and early fall, when the solar radiation exposure of the air mass is the greatest. The maximum one-hour ozone concentration measured between 1993 and 1995 in Coachella was 0.17 parts per million (ppm), which exceeds the federal standard by more than 40 percent and is nearly twice the level set as the state standard (0.09 ppm).

Particulate Matter

In February 1993, the Coachella Valley was reclassified as a "serious" nonattainment area for Inhalable Particulate Matter (PM_{10}) by the Environmental Protection Agency (EPA), which means the Valley had violated federal health-

based standards for particulate matter. PM_{10} in the area is mostly the result of human activities (vehicles and construction activities) and natural occurrences (wind storms). The highest PM_{10} concentrations occur in the summer, when hot dry weather produces more dust. Between 1993 and 1997, PM_{10} monitoring in the Coachella Valley indicated that the area had attained the federal standard. As a result, the Coachella Valley is now eligible for consideration by the EPA as having attained the federal PM_{10} standard.

Both the topography and meteorology that make up the Coachella Valley contribute to a unique annual sand migration process termed "blowsand." Although blowsand particles are larger than PM_{10}, a direct relationship exists between blowsand and PM_{10}. In natural conditions, sand particles collide with each other creating the natural uncontrollable portion of PM_{10}. In addition, after winds subside, blowsand deposited in the streets is crushed by automobiles and resuspended into the air, thus creating PM_{10}. Although portions of the Coachella Valley are susceptible to blowsands, the proposed project site is located approximately more than four miles to the east of the area designated by the SCAQMD as a blowsand zone.

Carbon Monoxide (CO)

According to the SCAQMD, between 1998 and 2002, the project area has not exceeded state or federal Carbon Monoxide (CO) standards. Carbon Monoxide "hot spots" are created within a localized area due to idling traffic, usually caused by traffic congestion along roadways or at intersections with unacceptable levels of service (LOS). The City of Coachella has established LOS D as the threshold. A Traffic Impact Analysis, which was prepared in February 2004 for the proposed subdivision by Urban Crossroads, Inc., concluded that, under the cumulative scenario (including implementation of the proposed project), of all of the study intersections only Harrison Street/Avenue 53 would operate below LOS D. However, signalization of this intersection is anticipated to reduce any potential impacts resulting from the proposed project. Therefore, increased traffic, which would result from implementation of the proposed project would not be anticipated to contribute to Carbon Monoxide hot spots.

Oxides of Nitrogen (NO_x)

The primary sources of nitrogen oxides in the air basin are incomplete combustion in motor vehicle engines, power plants, refineries and other industrial operations. Ships, railroads, and aircraft are other significant emissions sources (Coachella General Plan EIR, p. 111).

Project Effects

Short-term impacts to air quality would occur during grading and construction activities associated with the development of the proposed project. Temporary

impacts would include particulate matter PM_{10}, off-site air pollutant emissions at the power plant serving the construction site, exhaust emissions, and potential odors from construction equipment used on site, as well as vehicles used to transport materials to and from the site, and exhaust emission from the motor vehicles of construction workers. In addition, impacts resulting from increased Carbon Monoxide emissions, as discussed previously, would not be substantial. Potential long-term air quality impacts would be limited to Nitrogen Oxide (NO_2) and Reactive Organic Compounds (ROG), as they would exceed the daily SCAQMD thresholds.

The SCAQMD CEQA Air Quality Handbook provides quantified significance thresholds for both construction and operation of projects. The Air Quality Handbook (May 1992), Table 6-2, indicates that the threshold for potentially significant impacts related to ROG and NO_x (which includes NO_2) emissions is 170 units. The proposed project consists of 115 units. Furthermore, the proposed project would comply with all applicable SCAQMD rules and regulations.

According to Figure 3.6-1 (Existing Sensitive Air Quality Receptors Map) in the City of Coachella General Plan EIR, the proposed project site is located directly south of an existing elementary school. The increased CO resulting from the proposed project, which could potentially impact the sensitive receptor, would actually occur at the intersection to the east of the project site at Harrison Street/Avenue 53. Failure of the proposed project to construct a traffic signal at the Harrison Street/Avenue 53 intersection, as recommended in the Traffic Impact Analysis, could result in a ***potentially significant*** impact associated with a CO hot spot. In addition, although the proposed project includes the construction of fewer than 170 units, and is therefore considered to result in insignificant construction emissions, the Coachella Valley is considered a blowsand area; therefore, SCAQMD mitigation measures are included below to reduce fugitive dust emissions.

Mitigation Measure(s)

Implementation of the following mitigation measure will reduce impacts to *less-than-significant* level.

MM2. Implement Mitigation Measure 23.

MM3. Prior to the issuance of grading permits, the project developer shall develop a dust control plan, as approved by the City, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD. These measures shall be implemented through the grading and construction phases of development.

a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more).

b. *Replace ground cover in disturbed areas as quickly as possible.*
c. *Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.*
d. *Water active grading sites at least twice daily.*
e. *Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.*
f. *Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded.*
g. *All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 3 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.*
h. *Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).*
i. *Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.*
j. *Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.*
m. *Enforce traffic speed limits of 15 mph or less on all unpaved roads.*
n. *Pave construction roads when the specific roadway path would be utilized for 120 days or more.*

e. Residential developments generally do not create objectionable odors. Because the proposed project would result in the construction of 115 residential units, and would not include other land uses, the proposed project would result in ***no impact*** regarding generation of objectionable odors.

Mitigation Measure(s)
None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. 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, or regulations or by the California Department of Fish and Game or US 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 resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of 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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✖

Discussion

a. A Biological Assessment, conducted by VHBC, Incorporated in January 2004, was used for evaluation of the proposed site. The proposed site has been converted from historic native vegetation to agricultural. Special-status plant species are unlikely to occur on the site due to the lack of suitable habitat and high degree of soil disturbance for agricultural use.

An extensive review of federal, state and local records of biological resources in the vicinity was completed, and data from the California Department of fish and Game's Natural Diversity Database was obtained for the Indio USGS quadrangle. The literature review indicated that the following endangered, threatened or rare species occur in the Coachella quadrangle: Arizona spurge (*Chamaesyce arizonica*), flat-seeded spurge (*Chamaesyce platysperma*), prarie falcon (*Falco mexicanus*), little San Bernardino Mountains linanthus (*Linanthus maculatus*), Coachella giant sand-trader cricket (*Macrobaenetes valgum*), flat-tailed horned lizard (*Phrynosoma m'callii*), Palm springs round-tailed ground squirrel (*Spermophilus tereticaudus chlorus*), Coachella Valley Jerusalem cricket (*Macrobaenetes valgum*), Le Conte's thrasher (*Toxostoma lecontei*), and Coachella Valley fringe-toed lizard (*Uma inornata*). The County of Riverside includes the following additional species: Palm Springs pocket mouse (*Perognathus longimembris bangsi*), and burrowing owl (*Athene cunicularia*).

The project site is located on fallow agricultural land, with two dilapidated sheds and one occupied residence. The site is comprised primarily of open space that has been subjected to brush removal and high-intensity trash dumping. Botanical diversity on the site is limited due to the disturbance caused by on-site plant removal and trash dumping. In addition, signs of rare, threatened or endangered species were not observed during the assessment and are not anticipated to occur on the site due to the high level of disturbance. Therefore, construction of the proposed project would result in ***less-than-significant*** impacts to special-status species.

Mitigation Measure(s)
None required.

b. The project and surrounding vicinity is generally characterized by agricultural and residential land uses. The Biological Assessment does not identify existing riparian habitats or other sensitive natural communities on the project site. The project site consists primarily of soils disturbed by cultivation. Therefore, the proposed project would have ***less-than-significant*** impact upon sensitive habitats or natural communities.

Mitigation Measure(s)
None required.

c. The Coachella Valley is located within the Sonoran Desert region and is characterized by low precipitation, low humidity, hot summers, mild winters, and seasonal winds. The project and surrounding area are generally characterized by vacant, agricultural, and residential land uses. Wetlands were not identified on the project site in the Biological Assessment performed by VHBC, Incorporated. Therefore, ***less-than-significant*** impacts would occur regarding wetland habitats.

Mitigation Measure(s)
None required.

d. The Coachella Valley is located within the Sonoran Desert region, which is part of the Colorado Desert. The project and surrounding vicinity is mainly characterized by vacant, agricultural, and residential land uses. Native vegetation does not exist on the site, and on-site vegetation provides habitat for a limited number of wildlife species.

The wildlife species observed on the project site included the following: western whiptail (*Cnemidophorus tigris*), side-blotched lizard (*Uta stansburiana*), domestic dog (*Canis familiaris*), beechy ground squirrel (*Spermophilus beechyi)*, mourning dove (*Zenaida macroura*), turkey vulture (*Cathartes aura*), raven (*Corvus corax*), house finch (*Carpodactus mexicanus*), and mockingbird (*Mimus polyglottus*). A complete list of wildlife resources is included in the assessment appendices.

The project site's current land use is vacant, and the site is surrounded by agricultural and residential land uses. In addition, the on-site soil and vegetation have been highly disturbed. Consequently, the project site does not contain habitat that has potential for supporting a substantial number of wildlife species, especially special-status species, and the project site would not be used by wildlife species as a migratory corridor or nursery site. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

e. The City of Coachella has not established any local policies or ordinances protecting biological resources. Therefore, the proposed project would have ***no impact*** regarding conflicts with such policies or ordinances.

Mitigation Measure(s)
None required.

f. The City of Coachella has not adopted a Habitat Conservation Plan. Therefore, the proposed project would not conflict with such a plan, and would result in ***no impact***.

Mitigation Measure(s)
None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. *Would the project:*					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	✖	☐
b.	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c.	Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	☐	✖	☐	☐
d.	Disturb any human remains, including those interred outside of formal cemeteries.	☐	✖	☐	☐

Discussion

a. An Historical Resources Investigation Report was prepared on March 12, 2004 by Archeological Consulting Services. As a result of the Investigation, one prehistoric site and four historic sites were identified on the project site. The prehistoric site contained artifacts indicative of stone tool manufacturing and food and/or water storage. The historic sites include a pre-1953 water well/pump house and three habitation sites including two pre-1953 demolished building pads and a circa 1976 trailer house pad.

Evaluation of significance under the California Environmental Quality Act (CEQA) uses criteria found in eligibility for the California Register of Historical Resources (CRHP). Generally a resource shall be considered historically significant if it meets the criteria for listing on the California Register of Historical Resources in the state historic preservation law (Pub. Res. C §5024.1; California Code Regulations §15064.5(a)(3)). These criteria provide that a resource may be listed as a potentially significant historical resource if it:

- Is associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value;
- Has yielded, or may be likely to yield, information important in prehistory or history.

In their evaluation of the five sites, in consistency with the above CEQA criteria, Archaeological Consulting Services concluded that none of the sites have been associated with a significant event or person and that the physical remnants of the site cannot address the research questions regarding design and construction criteria. Therefore, the proposed project would result in ***less-than-significant*** impacts to known cultural resources on the project site.

Mitigation Measure(s)
None required.

b,c. The General Plan EIR (p. 180 and Figure No. 3.9-2) indicates that unsurveyed areas have a high likelihood of having archaeological resources. In addition, the Historical Resources Investigation performed specifically, included consultation with local Native American tribe representatives. Two of the tribe representative expressed concern that significant cultural resources associated with their tribe may be present on the site.

The proposed development would involve grading activities and potential excavation that could possibly uncover archaeological resources. Significant impacts to cultural resources include actions, which would destroy or degrade "unique" or "important" cultural resources as defined by CEQA. Based on the project being in a moderately sensitive area, additional archaeological resources may exist on the project site. A stated goal of the General Plan is to recognize and integrate significant archaeological resources into the framework of the City and General Plan policy is to identify and preserve archaeological resources for their scientific, educational, aesthetic, and cultural values. Although policies in the General Plan would ensure that cultural resources would be identified, evaluated, and mitigated as necessary, a ***potentially significant*** impact would occur as a result of the project, unless mitigation is incorporated.

Mitigation Measure(s)
Implementation of the following mitigation measure, as recommended within the Historical Resources Investigation, will ensure that the impact remains *less-than-significant.*

MM4. A qualified archeological monitor, as well as a Native American monitors (either representing the Augustine Band of Cahuilla Indians or the Torres Martinez Desert Cahuilla Indians), shall be present during at least the initial phases of rough grading, and shall also inspect all piping trenches, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. As per General Plan

policy, if a finding of significance is made, an appropriate mitigation plan shall be implemented. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.

d. The proposed development would involve grading activities and potential excavation that could possibly uncover unknown buried remains. Therefore, unless mitigation is incorporated, a ***potentially significant*** impact could occur as a result of the project.

Mitigation Measure(s)
Implementation of the following mitigation measure will ensure that the impact remains *less-than-significant.*

MM5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Should the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. 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:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	☐	✖	☐	☐
ii. Strong seismic ground shaking?	☐	✖	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☐	✖	☐	☐
iv. 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 18-1B of the Uniform Building Code?	☐	✖	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖

Discussion

a.i,a.ii. A Geotechnical Investigation was prepared specifically for the proposed project by Sladden Engineering in October 2003. The report states that the site lies within the Coachella Valley, a part of the Colorado Desert geomorphic province. A significant feature within the Colorado Desert geomorphic province is the Salton Trough. The Salton Trough is a large northwest-trending structural depression that extends from San Gorgonio Pass. The San Andreas Fault zone within the Coachella Valley consists of the Garnet Hill Fault, the Banning Fault, and the Mission Creek Fault that traverse along the northeast margin of the valley.

The project does not lie within a currently delineated State of California, *Alquist-Priolo* Earthquake Fault Zone.

However, the geotechnical report further states that because the project site is located in the seismically active Coachella Valley, the site is considered likely to be subjected to moderate to strong ground motion from earthquakes in the region. The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault. Although the report states that surface fault rupture is considered to be unlikely at the project site because of the well-delineated fault lines through the Coachella Valley as shown on USGS and CDMG maps, because of the high tectonic activity and deep alluvium of the region, the potential could exist for surface rupture on undiscovered or new faults that may underlie the site. Therefore, the proposed project could result in a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measures will ensure that the impact remains *less-than-significant.*

MM6. Prior to issuance of a grading permit, a final geologic and geotechnical report shall be conducted for the project site, which shall include a separate soils study, and shall also include the recommendations and remediations provided in the Geotechnical Investigation prepared for the project by Sladden Engineering.

MM7. Prior to the issuance of building permits, the City Engineer shall ensure that the minimum seismic design of all structures complies with the 2001 edition of the California Building Code.

b. The Coachella General Plan EIR (p. 35) states that the potential for natural erosional type hazards is high in areas with a combination of the following conditions: 1) moderately steep to steep slopes; 2) loose to unconsolidated soils and sediments; 3) little to no vegetation cover; and 4) uncontrolled surface runoff. Because the project site is relatively flat, erosion caused by steep slopes would not occur. In addition, portions of the project site are heavily vegetated, which further reduces erosion. However, the Coachella General Plan EIR further states that changes in any of the above conditions can increase erosion potential. Because construction of the proposed project would involve grading activities, which would alter the existing site conditions by removing on-site vegetation and topsoil, a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures, which include recommendations made in the Geotechnical Investigation, would reduce impacts related to soil erosion to a *less-than-significant* level.

MM8. Prior to the issuance of a grading permit, the applicant shall submit a grading plan to the City Engineer for review and approval. If the grading plan differs significantly from the proposed grading illustrated on the approved tentative tract map, a tentative map that is consistent with the new revised grading plan shall be provided for review and approval by the City Engineer.

MM9. Any applicant for a grading permit shall submit an erosion control plan to the City Engineer for review and approval. This plan shall identify protective measures to be taken during construction, supplemental measures to be taken during the rainy season, the sequenced timing of grading and construction, and subsequent revegetation and landscaping work to ensure water quality in creeks and tributaries in the General Plan Area is not degraded from its present level. All protective measures shall be shown on the grading plans and specify the entity responsible for completing and/or monitoring the measure and include the circumstances and/or timing for implementation.

MM10. Implement Mitigation Measure 3.

MM11. Prior to approval of final facilities design, plans for drainage and stormwater runoff control systems and their component facilities shall be submitted to the Engineering Department for review and approval to ensure that these systems and facilities are non-erosive in design.

MM12. Grading, soil disturbance, or compaction shall not occur during periods of rain or on ground that contains freestanding water. Soil that has been soaked and wetted by rain or any other cause shall not be compacted until completely drained and until the moisture content is within the limit approved by a Soil Engineer. Approval by a Soil Engineer shall be obtained prior to the continuance of grading operations. Confirmation of this approval shall be provided to the Engineering Department prior to commencement of grading.

c,a.iii, a.iv The geotechnical investigation (p. 3) states that liquefaction occurs when granular soil below the water table is subjected to vibratory motions, such as produced by earthquakes. With strong ground shaking, an increase in pore water pressure develops as the soil tends to reduce in volume. If the increase in pore water pressure is sufficient to reduce the vertical effective stress (suspending the soil particles in water), the soil strength decreases and the soil behaves as a liquid (similar to quicksand). Liquefaction can produce excessive settlement, ground rupture, lateral spreading, or failure of shallow bearing foundations. The following four conditions are generally required for liquefaction to occur: 1) the soil must be saturated (relatively shallow groundwater); 2) the soil must be loosely packed (low to medium relative density); 3) the soil must be relatively cohesionless (not clayey); and 4) ground shaking of sufficient intensity must occur to function as a trigger mechanism.

The site lies within a liquefaction hazard area established by the 2002 Riverside County General Plan. The result of the analysis is that 10.5 to 13.5 feet of the substrata starting at about a 14-foot depth is likely to liquefy during the UBC Design Basis Earthquake (7.4m-0.58g) for 10 percent risk in 50 years. Ground subsidence induced from liquefaction is estimated to be 1.3 to 1.6 inches. Ground subsidence of about 2 to 4 inches from soil liquefaction is a potentially high hazard at the site. Therefore, the project could result in a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measures, which include recommendations made in the Geotechnical Investigation, would reduce impacts related to soil erosion to a *less-than-significant* level.

MM13. Implement Mitigation Measure 6.

d. The Coachella General Plan EIR (p. 37) states that expansive soils are those soils which possess clay particles that react to moisture changes by shrinking (when drying) or swelling (when absorbing moisture). Expansive soils can also consist of silty to sandy clay and clayey sand. Extent of shrinking and swelling is influenced by environment, such as alternating wet and dry cycles, and by the amount and kind of clay in the soil. The General Plan EIR (p. 41) further states that the Coachella General Plan Area is subject to potential expansive soil hazards in the vicinity of Desert Resorts Regional Airport (formerly Thermal Municipal Airport) and along the Southern Pacific Railroad tracks near the study area's southern border. Although the project site is not in the immediate vicinity of Desert Resorts Regional Airport or the Southern Pacific Railroad tracks, General Plan Policy requires that a geotechnical investigation be performed by both a professional soils/geotechnical engineer and a certified engineering geologist to address potential areas where expansive soils may occur. Noncompliance with the General Plan Policy would constitute a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce impacts related to expansive soils to a *less-than-significant* level.

MM14. Implement Mitigation Measure 6.

e. The project has been designed to connect to existing sewer systems. Therefore, ***no impact*** would occur related to soils incapable of adequately supporting the use of septic tanks.

Mitigation Measure(s)
None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII.	**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 likely 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 the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	✖

Discussion

a. The proposed project site involves grading, as well as the construction of residential single family homes on land that is primarily vacant. Construction and implementation of the proposed residential project would not be anticipated to create significant hazards to the public or environment because routine transport, use, or disposal of hazardous materials would not be conducted. Therefore, the proposed project would have ***no impact.***

Mitigation Measure(s)
None required.

b. A Phase I Environmental Assessment was performed for the project site by Proterra Consulting, Inc. in February 2003. In preparing the Phase I, historic aerial photos were reviewed. The photos reveal that the occupied farmhouse, currently located on the northern portion of the site, existed on the site prior to 1953 (over 50 years ago). Due to the age of the structures located on the site, asbestos-containing materials (ACM) and lead-based paint (LBP) may have been applied to those structures and may pose ACM and LBP risk to the environment.

In addition, because the project site has been historically utilized for agricultural purposes, the potential exists that pesticides were used and are still present within the project site soil. The presence of organochlorine pesticides in the soil could result in potential hazards to humans in contact with the soil, especially during ground-related construction activities, which would constitute a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce impacts to a *less-than-significant* level.

MM15. Prior to issuance of a demolition permit by the City for any on-site structures, the applicant/developer shall retain the services of a State-certified LBP and asbestos professional(s) to perform a LBP and asbestos survey on the farm office building for testing and confirmation of LBP and asbestos within and around the structure. Any LBP and/or asbestos found shall be removed according to Riverside County Department of Environmental Health, prior to demolition.

MM16. In conjunction with the submittal of grading plans, the project applicant shall submit a detailed soils study to the City Engineer indicating that the levels of Organochlorine pesticide residues are below the State standards for residential development. The soil study shall be conducted and samples collected by a qualified soils engineer according to a Riverside County Environmental Health Department (RCEHD) pre-approved sampling protocol. The composite soil samples shall be submitted to a

State-certified hazardous waste testing laboratory and analyzed for Organochlorine pesticides using EPA method series 6000/7000 AND 8080. Should the levels exceed acceptable State standards, a remediation plan shall be submitted to RCEHD and the City of Coachella. Remediation to the satisfaction of RCEHD and the City of Coachella shall occur prior to the issuance of grading permits.

c. The project site is located within one quarter mile from West Coachella Elementary school, located on Calle Verde. The proposed subdivision is not anticipated to release hazardous emissions, materials, or substances. Therefore, the proposed project would have a ***less-than-significant*** impact on hazardous emissions, materials, or substances, or waste within one-quarter mile of an existing or proposed school.

Mitigation Measure(s)
None required.

d. The proposed project site is located on generally flat, fallow agricultural land which has not been actively cultivated since 1996. According to the DTSC Hazardous Waste and Substances Sites List, the proposed project is not located on a hazardous site and should pose no environmental concern to the subject property. However, a Phase I Environmental Assessment was performed specifically for the project site by Proterra Consulting, Inc. in February 2003. The California Hazardous Waste & Substances Sites List (CORTESE) database was searched and indicated six the existence of six sites within a one-mile radius of the project site. All six of the sites reportedly have leaking underground storage tanks. In addition, the White's Black Gold Station site reportedly released gasoline that has impacted groundwater. The highly mobile fuel additive, MTBE, has been documented to travel up to one-half mile. The site of the leakage is located approximately 3,500 feet from the project site, and, based on this distance, the proposed project would not likely be affected by the regional hydrocarbon contamination (p. 5). The Phase I further indicates that the other leakage sites area also located at a distance greater than one-half mile. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

e. The proposed project site is located within 2 miles of Desert Resorts Regional Airport (formerly Thermal Municipal Airport). The Noise Element of the Coachella General Plan EIR states that, within a 2-mile radius, the majority of aircraft flights would be at a height of 1,000 feet or more above ground level (p. 150). Design of the proposed project would comply with building height restrictions in the City Zoning Ordinance. Aircraft flying at 1,000 feet would not be considered a hazard to residences constructed at a height consistent with the City Zoning Ordinance. In addition, a Thermal Airport Master Plan was adopted

in 1990 and covers over 4 square miles of land surrounding the airport. The project site is not included in the land associated with the Thermal Airport Master Plan. Therefore, the proposed project would result in ***less-than-significant*** impacts.

Mitigation Measure(s)
None required.

f. The proposed project site is located on generally flat, fallow agricultural land with surrounding land uses including agricultural, and residential. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would have ***no impact*** on airstrip land use.

Mitigation Measure(s)
None required.

g. The proposed project site is located on generally flat, fallow agricultural land with surrounding agricultural and residential land uses. The construction of 115 residential units would not have any anticipated adverse impacts upon emergency response or evacuation plans stipulated by the City of Coachella or other agencies. In addition, internal circulation would connect with existing roadways. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

h. The proposed project site is located in the Coachella Valley area on fallow agricultural land with surrounding agricultural and residential land uses. Coachella Valley lies within the Salton Sea Air Basin (SSAB), which has a desert climate characterized by low annual rainfall The southeastern edge of the SSAB is bounded by the Colorado River, and by the ridge line of a series of high mountain ranges to the west, including the San Gabriel, San Bernardino, and San Jacinto ranges. The project site's environment, as well as other areas within the Coachella Valley, include agricultural land which provides contrast with the surrounding desert. Agricultural land is generally irrigated and is not usually susceptible to wildland fires. The proposed project would not expose people or structures to a significant risk due to wildland fires, as wildlands are not found within the site vicinity, and therefore, would have ***no impact***.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. 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 (i.e., 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 a stream or river, in a manner which would 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?	☐	☐	✖	☐
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 floodplain, 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 floodplain 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. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	✖

Discussion

a,f. Short-term grading and construction activities may cause an increase in erosion leading to sedimentation of streams in the affected watershed, which could result in stormwater pollution. Stormwater pollution control is the responsibility of the State Water Resources Control Board and Regional Water Quality Control Board and is implemented through the use of National Pollution Discharge Elimination System (NPDES) permits. The City of Coachella is responsible for ensuring compliance with the stormwater pollution control standards. The proposed project's construction activities could result in an increase in erosion, and consequently, affect water quality. Therefore, a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the impacts to a *less-than-significant* level.

MM17 Prior to the issuance of grading permits, the applicant/developer shall submit to the City Engineer for review and approval a Drainage Master Plan which implements Best Management Practices (BMPs) to control quality of stormwater runoff.

MM18. Prior to the issuance of grading permits, a National Pollution Discharge Elimination System (NPDES) construction permit shall be obtained for any disturbance of more than one acre.

b. The proposed project site would be subdivided into 115 lots for the construction of single-family homes. Groundwater has historically been the principal source of water supply in the Coachella Valley. Nearly all urban and suburban water needs in the Coachella Valley are met by groundwater extraction from the Whitewater River sub-basin. The City of Coachella's Municipal Water Department (MWD) serves the incorporated area with potable water. The City operates a water supply, storage, and delivery system consisting of wells, reservoirs, booster stations, and distribution lines. The Coachella Valley Water District (CVWD) indicates that the lower valley groundwater basin is currently in an overdraft condition, which has the potential to make water unavailable for future urban and agricultural uses at build-out of the Coachella General Plan. General Plan policy requires the City to cooperate with the CVWD and other jurisdictions and agencies in the Coachella Valley, including Riverside County, in continuing to develop a groundwater replenishment program capable of ensuring the viability of the groundwater aquifer within the lower Whitewater basin. The General Plan has addressed the provision of potable water and, according to the General Plan EIR, no significant impacts are anticipated. The proposed project is consistent with the General Plan and zoning for the site, and construction and implementation of the proposed project is not anticipated to deplete groundwater

supplies or interfere with groundwater recharge. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

c-e. The site is located in a desert region. Streams or rivers do not exist within the vicinity of the project, and canals, banks, or berms do not exist on the property. The project site runoff would be detained on the perimeter of the site and discharged into an existing drainage system. The 50-foot wide strip of land running along Calle Empalme and 53rd Ave. is part of the existing drainage system that would be utilized. The 50-foot wide strip would be excavated to increase depth, and the area would later be landscaped. Furthermore, storm drain improvements would be constructed to transport drainage from the streets into existing drainage system. Construction and implementation of the proposed project would not be anticipated to alter existing drainage patterns of the site or area. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

g-i. The proposed project site would be subdivided into 115 lots for the construction of single family homes. According to the City of Coachella's General Plan EIR (Figure No. 3.3-1), the proposed project site is not located in an area having a 100-Year Flood Plain designation. In addition, regional flooding within the City of Coachella is effectively controlled by the Coachella Valley Stormwater Channel, located east of the site. Therefore, the proposed project would not place housing within a 100-year flood plain and a ***less-than-significant*** impact would result.

Mitigation Measure(s)
None required.

j. Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when it reaches the shoreline, a high swell of water breaks and washes inland with great force. The project site is located on the western border of the City of Coachella. The City of Coachella is located within the Coachella Valley, surrounded by several mountains and peaks, such as the Mecca Hills to the east, Santa Rosa Mountains to the west, and the Indio Hills and Little San Bernardino Mountains to the north. The City of Coachella has an environment consistent with a desert region. According to the General Plan EIR, dams, large bodies or water, or oceans do not exist up-slope within the City boundaries or near vicinity. The proposed site is inland from the Pacific Ocean and would not be exposed to flooding risks from tsunamis. Therefore, the potential for flooding due to tsunamis is considered to be remote.

A seiche is a long wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, whose destructive capacity is not as great as that of tsunamis. Seiches are known to have occurred during earthquakes, but have never been recorded in Coachella Valley. Furthermore, the proposed project would not be located near such a body of water, and the potential of flooding due to a seiches is considered to be remote, according the General Plan EIR. Therefore, the project site would not be anticipated to be inundated by seiches in the future. The proposed project would have ***no impact.***

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. LAND USE AND PLANNING. *Would the project:*				
a. Physically divide an established community?	☐	☐	✖	☐
b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect?	☐	✖	☐	☐
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☐	✖

Discussion

a. The project site consists of fallow agricultural land and is surrounded by agricultural and residential land uses. The proposed 115 lot, single-family residential subdivision would be consistent with the surrounding residential land uses. In addition, the conversion of the land from vacant land to single-family residential is consistent with the General Plan land use designation for the site, as well as the site's zoning. The proposed subdivision would tie into the existing street system. Therefore, the development of the proposed project would not divide an established community and would result in a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

b. Development of the proposed project would result in the construction of 115 single-family residences on 29.7 gross acres, which is a density of 3.87 dwelling units per acre (du/ac). The General Plan designates the project site as RL (Low Density Residential), which allows 0-6.0 dwelling units per acre. In addition, the project site is zoned Residential Single Family (R-S). However, 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 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.

Therefore, the proposed project would have a ***potentially significant*** impact without payment of the Proposed New Development Impact Fee(s).

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce potential impacts related to conflict with any applicable land use plan or regulation, to a *less-than-significant* level.

MM19. If permits are issued prior to approval of a development impact fee, a General Plan 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 (DU).

c. The City has not yet adopted a habitat conservation plan or natural communities conservation plan. Therefore, development of the proposed project would not conflict with such a plan, and the proposed project would have ***no impact***.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. 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?	☐	☐	✖	☐

Discussion

a,b. Existing or potential resources in the Coachella General Plan Area include sand and gravel, clay, oil and gas, and geothermal. State Geologists use at least three designations to classify mineral lands. These designations, or Mineral Resource Zones (MRZ's), are generally classified based on the suitability of sand and gravel deposits for use as Portland Cement Concrete (PCC) aggregate, and other geological factors. By statute, existing land use is not considered. The three mineral resource classifications commonly used by the State Geologist are MRZ–1, MRZ–2, and MRZ–3. The proposed subdivision's location is identified in the City's General Plan as a MRZ–1 mineral resource classification, which includes areas where adequate information indicates that significant aggregate deposits are not present, or where it is judged that little likelihood exists for their presence. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI.	**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?	☐	☐	☐	✖

Discussion

a,c. Noise levels are measured on a logarithmic scale in decibels (dB) which are then weighted and added over a 24-hour period to reflect not only the magnitude of the sound, but also its duration, frequency, and time of occurrence. A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency of noise source by discriminating against the very low and high frequencies of the audible spectrum. The decibel scale has a value of 1.0 dBA at the threshold of hearing and 140 dBA at the threshold of pain. Other acoustical scales and units of measurement include: equivalent sound levels (Leq), day-night average sound levels (Ldn), and community noise levels (CNELs). Noise can

cause temporary physical and psychological responses in humans. Harmful effects of noise commonly of concern include speech interference, the prevention or interruption of sleep, and hearing loss. Hearing loss may begin to occur at 75 dBA. The City of Coachella's General Plan EIR specifies a standard exterior CNEL (dBA) of 60 for sensitive land uses, which includes residences.

The existing traffic noise levels, according to the General Plan EIR (p. 149 – Table 3.7-2), at Van Buren Street north of Avenue 54, having an average daily two-way traffic (ADT) volume of 2,200, is 57.6 CNEL at 100 feet from the centerline, more than 2 dB below the threshold. Other streets in the vicinity, such as Avenue 54 west of Harrison Street, have certain segments with ADTs of 1,000 and a CNEL of 55.9 dBA threshold at 100 feet from centerline. The proposed project includes the development of 115 residential units, which would increase traffic in the surrounding area. According to the Traffic Impact Analysis, prepared for the proposed project by Urban Crossroads, Inc., the proposed project would generate 1,101 daily trips, which would primarily increase the ADTs for Harrison Street where it intersects with Avenue 53.

The General Plan requires the submittal of a noise control plan for development, which occurs in areas within the 60 dBA contour of all roadways. Table 3.7-3 of the General Plan EIR indicates that, at buildout, the 60 dBA noise contour lies at 890 feet from the centerline of Harrison south of Avenue 52. The eastern border of the proposed project area is Calle Empalme, which is located approximately 400 meters (1200 feet) from centerline of Harrison Street. Therefore, because the project site is located outside of the 60 dBA noise contour, the proposed project would not be exposed to substantial traffic noise levels, and a noise control plan would not be required.

In addition, per the City of Coachella Zoning Ordinance (Article 030.03(d)), the proposed project must include the construction of a 6-foot high masonry wall around the perimeter of the entire subdivision. A 6-foot masonry soundwall would typically reduce noise levels by approximately 5 dBA, which would further reduce exterior noise impacts. Therefore, the construction of the soundwall would ensure that future traffic noise impacts would remain ***less-than-significant.***

Mitigation Measure(s)
None required.

b,d. Construction of single-family residences on a flat-lying project site would not generally require equipment, such as pile-drivers, which could generate groundborne vibration. However, construction activities in general, although localized, temporary, and typically operating during daylight hours, would contribute to an increase in noise levels and have a possible adverse affect on the acceptable exterior noise levels of nearby residential areas and an elementary school, which are both considered sensitive receptors. Therefore, the proposed

project would have a ***potentially significant*** impact unless mitigation was incorporated.

Mitigation Measure(s)
Implementation of the following mitigation measure would ensure the impact is *less-than-significant.*

MM20.All construction equipment shall use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 300 feet of any occupied residence during construction hours, unless the equipment is surrounded by a noise protection barrier acceptable to the Community Development Department. These criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits

e. The proposed project site is located within 2 miles of Desert Resorts Regional Airport (formerly Thermal Municipal Airport). The Noise Element of the Coachella General Plan EIR states that, within a 2-mile radius, the majority of aircraft flights would be at a height of 1,000 feet or more above ground level (p. 150). The EIR further states that new residential construction within areas subject to 65 CNEL or greater would require soundproofing and in some cases would require the acquisition of aviation easements. Riverside County, however, has established more conservative guidelines that those of the State; the County guidelines discourage residential development at 60 CNEL or greater (Coachella General Plan EIR, p. 153). Figure 3.7-5 of the Coachella General Plan EIR indicates that the project site is outside of the 60 dB contour for noise generated by the airport. Because the project site is outside of the 60 dB contour, impacts resulting from aircraft noise would be ***less-than-significant.***

Mitigation Measure(s)
None required.

f. The proposed project is not within 2 miles of an airport or a private airstrip, and would result in ***no impact.***

Mitigation Measure(s)
None required.

Issues		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII.	**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 (e.g., through projects in an undeveloped area or extension of major 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?	☐	☐	☐	✖

Discussion

a. Development of the proposed project would result in the construction of 115 single-family residences on 29.7 acres, which is a density of 3.87 dwelling units per acre (du/ac). The General Plan designates the project site as Low Density Residential (RL), which allows 0-6 dwelling units per acre. The project site is zoned Single Family Residential (R-S), which requires a minimum lot size of 6,000 sq.ft. The proposed project does not include any lots under 6,000 square feet. Therefore, the proposed project would be consistent with both the General Plan designation and the zoning for the site. Although the construction of 115 single-family residences would induce population growth, the growth would result in a density that was anticipated by the General Plan. In addition, the construction of internal roadways and infrastructure would be designed only to serve the project and would not be growth inducing. The project would therefore result in ***less-than-significant*** impacts.

Mitigation Measure(s)
None required.

b,c. The proposed project includes a subdivision of 115 single-family homes on a site that currently consists primarily of fallow agricultural fields. One occupied existing residence is located within the northern portion of the project site, and would be removed as a result of the proposed project. Although the proposed project would remove a single residence from the site, the project includes the addition of 115 residences which would help meet housing needs in the City of Coachella. Therefore, the proposed project would have ***no impact*** on the displacement of existing housing.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. PUBLIC SERVICES. *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:*				
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	✖	☐	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐

Discussion

a. The City of Coachella currently contracts with the Riverside County Fire Department for fire protection and emergency medical services. Station 79 serves the incorporated City and is located in the City of Coachella, approximately 1.7 miles from the proposed project site. General Plan policy provides for the establishment of safe firefighting facilities of adequate size and best location to provide for acceptable response times. The General Plan EIR (p. 212) states that for areas within a one mile radius, the department has a two-minute response time, and for all areas within a two to five mile radius, the department has a three to five minute response time; a response time of 5 minutes or less is considered acceptable according to the General Plan EIR.

However, the City is proposing to establish a Community Facilities District under the Mello-Roos Community Facilities Act of 1982 for all undeveloped property within the City of Coachella. Within the Community Facilities District (CFD), a "special tax" (to be paid by the individual property owners) would be applied to all property within the district and would finance police and fire services for the CFD. Therefore, failure of the applicant to participate in the CFD would result in ***potentially significant*** impact regarding adequate fire service.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the impacts to a *less-than-significant* level.

MM21. The applicant shall be subject to the further requirement that it participate in the Community Facilities District the City proposed to establish under

the Mello-Roos Community Facilities Act of 1982, Section 5311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to approval of TTM 31158 to finance City police and fire services for such undeveloped property. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent. Written verification of the applicant's participation in the CFD shall be submitted for review and approval of the City Engineer prior to occupancy of the proposed project.

b. The City of Coachella Police Department operates out of a single facility located approximately 2.5 miles from the proposed project site. The Coachella Police Department divides the City into three geographical patrol districts, having a response time of about three minutes for emergency calls. The department had 25 sworn officers and nine non-sworn personnel as of the 1997 General Plan EIR. Two officers do not perform general police functions and mainly perform public relations duties. During that time, based on the population, 0.96 officers existed per 1,000 residents in the City. The goal of the department is to have 1.3 officers per 1,000 residents. Funding for the Coachella Police Department is allocated through the City's General Fund, which primarily comes from sales and property taxes. The department does not staff homicide investigators, forensics, canine, or swat team service, but instead utilizes these services from the Riverside County Sheriff Department, which has expressed concern that Coachella Police Department become a full-service facility.

The proposed subdivision would consist of 115 single-family dwelling units, which, using the General Plan's population factor of 4.76 persons per dwelling unit, would result in an estimated population increase of 547.4 persons. The increase would require the either the expansion of existing staff responsibilities or the addition of one new officer to meet the department goal of 1.3 officers per 1,000 residents. The General Plan considered the additional demands on police services as a result of new commercial, industrial, and residential uses, and anticipates that future developments would result in higher assessed property valuation that would adequately support future police department funding. In addition, the General Plan incorporates numerous policies to ensure the provision of adequate law enforcement services.

However, the City is proposing to establish a Community Facilities District under the Mello-Roos Community Facilities Act of 1982 for all undeveloped property within the City of Coachella. Within the Community Facilities District (CFD), a "special tax" (to be paid by the individual property owners) would be applied to all property within the district and would finance police and fire services for the

CFD. Therefore, failure of the applicant to participate in the CFD would result in ***potentially significant*** impact regarding adequate police service

Mitigation Measure(s)
Implementation of the following mitigation measure would be required as a condition of project approval and would reduce the impacts to a *less-than-significant* level.

MM22. Implement Mitigation Measure 21.

c. The proposed project site is located in the Coachella Valley Unified School District (CVUSD). The proposed project includes a subdivision of 115 single-family dwelling units. New dwelling units add new school age students, which affects school facilities. Using the CVUSD student generation factor of 1.11 students per dwelling unit, the proposed project would generate approximately 280 new students (115 x 1.11 = 128). Most of the local schools are over capacity, so any new student generation would be considered a project impact. Policies in the General Plan are designed to mitigate potential impacts to the School District; however, the General Plan EIR states that prior to mitigation, any new development would have a significant impact upon the District. In addition, despite mitigation, without appropriate measures to ensure that future facilities are adequately funded, the District will not be able to meet future student needs until funding sources are identified, and school impacts are considered a significant unavoidable adverse impact. However, State law states that a development cannot be denied based on school facilities being inadequate, and payment of school impact fees would be satisfactory measures to mitigate any potential adverse effects. Specifically, in 1998, the Legislature enacted the "Leroy F. Greene School Facilities Act of 1998" also known as Senate Bill No. 50 which made major changes in the manner in which cities and school districts can seek to obtain mitigation for the impacts on schools caused by new development. Senate Bill No. 50 provides that payment of fees is deemed to be full and complete mitigation of the impacts on the provision of adequate school facilities. Therefore, consistent with state law, the payment of school impact fees would ensure the impact would be ***less-than-significant***.

Mitigation Measure(s)
None required.

d. The proposed project consists of a subdivision containing 115 single-family dwelling units, which would require the use of other public facilities such as health, library, sewer, and roadway facilities and services. However, the proposed project would be consistent with residential development and the General Plan. In addition, these public facilities have the ability to expand and meet demand through fees or capital improvement funds. The project would not have significant adverse physical impacts associated with the provision of new or physically altered governmental facilities, and therefore, the proposed project would result in a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. RECREATION. *Would the project:*				
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?	☐	☐	☐	✖

Discussion

a,b. The proposed project consists of a 115 unit single-family residential subdivision. The City of Coachella adopted a Park Master Plan and Quimby Ordinance on February 13, 2002, which institutes a park mitigation fee upon all new developments. With the Quimby Ordinance, the proposed project would be required to mitigate impacts on park facilities by dedicating park land, based on a formula, or pay an in-lieu mitigation fee, or a combination of both. Based on the Park Master Plan formula (number of dwelling units x 4.72 x .003 = acres of parkland), the proposed project would be required to dedicate 1.6 acres of parkland and/or pay in lieu mitigation fees. Park needs have been considered by the General Plan EIR for the land use buildout scenario, and the proposed project serves to implement the General Plan. The proposed project would dedicate a 1.6-acre park to the City of Coachella, or pay in-lieu mitigation fee, or a combination of both, in order to comply with the Quimby Ordinance, and would serve to mitigate potential adverse impacts to the City's parks and recreation needs. Therefore the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. TRANSPORTATION AND CIRCULATION. *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 features (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. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	✖	☐	☐

Discussion

a. A Traffic Impact Analysis was prepared in February 2004 for the proposed subdivision by Urban Crossroads, Inc. The proposed project consists of a 115 unit single-family subdivision located on the northeast corner of Frederick Street and Avenue 53. The proposed project is planned to provide access into the subdivision from both Frederick Street and Avenue 53. According to the Traffic Impact Analysis, the proposed project is forecast to generate approximately 1,101 daily trips, which includes approximately 86 am peak hour trips and 117 pm peak hour trips. The City of Coachella has a LOS D threshold at all intersections. Under existing conditions, as shown in Table 3, all study intersections operate at an acceptable Level of Service (LOS).

Mitigation Measure(s)
Implementation of the following mitigation measures recommended in the Traffic Analysis would reduce traffic related impacts to a *less-than-significant* level.

MM23. Prior to initiating roadway construction, the applicant shall submit to the City Engineer, for review and approval, plans for the following roadway improvements:

- *Calle Verde shall be constructed from the western project boundary to the eastern project boundary at its ultimate half-section width as a collector.*
- *Avenue 53 shall be constructed from Frederick Street to Calle Empalme at its ultimate half-section width as a secondary.*
- *Frederick Street shall be constructed from the northerly project boundary to Avenue 53 at its ultimate half-section width as a secondary.*
- *Calle Empalme shall be constructed from the north project boundary to Avenue 53 at its ultimate half-section width as a collector.*
- *Frederick Street shall be constructed as a 32-foot paned section between the northerly project boundary and the existing terminus south of Avenue 52 in conjunction with development.*
- *A traffic signal shall be installed at the Harrison Street/Avenue 53 intersection with the costs credited toward payment of the City's impact fees and proportioned among other developments in the area.*

The roadway improvements shall be complete prior to occupancy of the residential units (except the model home complex(es)).

MM24. The City Engineer shall ensure, prior to approval, that the improvement plans include the construction of the Avenue 53, Frederick Street, Calle Verde and Calle Emplame roadway segments, which exist adjacent to the project site, to their ultimate half-widths.

b. The proposed project consists of a 115 unit single-family home subdivision located on the northeast corner of Frederick Street and Avenue 53. According to the Traffic Analysis, the proposed project, in conjunction with other proposed and approved projects in the area, would result in the degradation of the Harrison Street/Avenue 53 intersection to LOS E in the AM peak hour and LOS F in the PM peak hour. The Riverside County Transportation Commission requires all local agencies whose developments impact the Congestion Management Plan (CMP), by causing the LOS on a non-exempt segment to fall to "F", to prepare deficiency plans. In addition, the City of Coachella has determined that there is a

Table 3
Existing Conditions Level of Service

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay
Van Buren St./Avenue 52	B	10.1 sec.	A	9.5 sec.
Frederick St./Avenue 52	A	9.4 sec.	B	10.9 sec.
Harrison St./Avenue 52	C	25.3 sec.	B	17.0 sec.
Harrison St./Avenue 53	C	23.9 sec.	D	33.5 sec.

However, numerous development projects are anticipated to occur within the vicinity of the project site. Table 4 shows the LOS for developments which are approved or being processed concurrently in the study area, which accounts for increased traffic in the vicinity due to area-wide growth. To account for area-wide growth on roadways, future traffic volumes have been calculated based on a 4.0 percent annual growth rate of existing traffic volumes over a two year period.

Table 4 shows projected LOS including existing, ambient growth, project, and cumulative conditions.

Table 4
Projected Level of Service—Existing, Ambient Growth, Project, and Cumulative Conditions

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay	LOS	Delay
Van Buren St./ Avenue 52				
Without Improvements	B	13.4 sec.	C	15.6 sec.
With Improvements	A	9.9 sec.	A	9.2 sec.
Frederick Street/ Avenue 52	B	12.5 sec.	C	15.0 sec.
Frederick Street/ Westerly Driveway	A	8.5 sec.	A	8.4 sec.
Frederick Street/ Avenue 53	A	0.0 sec.	A	0.0 sec.
Southerly Driveway/ Avenue 53	A	7.2 sec.	A	7.3 sec.
Harrison Street/ Avenue 52	B	15.6 sec.	B	18.0 sec.
Harrison Street/ Avenue 53				
Without Improvements	E	48.9 sec.	F	High Delay
With Improvements	A	6.6 sec.	A	5.6 sec.

Table 4 shows that only one study intersection operates below the City's target LOS during the am peak hour and pm peak hour. Therefore, the additional traffic generated by the proposed project would result in the degradation of one intersection to unacceptable levels of service. Therefore, the proposed project would result in a ***potentially significant*** impact.

need for improvements, such as traffic signals and bridge and grade separation, which 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 is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. Therefore, the proposed project would have a ***potentially significant*** impact unless mitigation is incorporated.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce traffic related impacts to a *less-than-significant* level.

MM25. Prior to approval of final maps, the City Engineer shall ensure that the applicant has prepared and submitted a deficiency plan.

MM26. Prior to the issuance of grading permits, the City Engineer shall ensure that the project participates in funding of off-site improvements, which are needed to serve cumulative future conditions through payment of appropriate fees (TUMF). The TUMF includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation of the County and individual cities. The TUMF provides a key funding source for General Plan improvements in the area.

MM27. The approved development impact fee for Traffic Signals shall be paid at the time building permits are issued. The fee paid at the time the permits are issued shall be as follows: Building - $192.00 per DU.

MM28. The approved development impact fee for Bridge and Grade Separation shall be paid at the time building permits are issued as follows: Buildings - $422.00 per DU.

c. The proposed project consists of a 115 unit single-family subdivision located on the northeast corner of Frederick Street and Avenue 53. The proposed project site is located within 2 miles of Desert Resorts Regional Airport (formerly Thermal Municipal Airport). However, the City of Coachella Zoning Ordinance places a 30-foot limit on the height of single-family dwelling units, which is considered a low profile building height. Because the proposed project would comply with development standards of the zoning district, the proposed project would not change air traffic patterns, and therefore, would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

d. The proposed project consists of a 115 unit single-family subdivision located on the northeast corner of Frederick Street and Avenue 53. The proposed project is planned to provide access into the subdivision from both Frederick Street and

Avenue 53. Improper design of the access points and roadway improvements associated with the access points could result in ***potentially significant*** impacts.

Mitigation Measure(s)
Implementation of the following mitigation measures recommended within the Traffic Impact Analysis would reduce traffic related impacts to a *less-than-significant* level.

MM29. Prior to approval of the final map, the City Engineer shall ensure that the following safety features are included within the project design:

- *Stop controls provided at the project access points where they intersect with the public roadway system.*
- *A 150-foot (minimum) southbound left turn pocket provided along Frederick Street at the westerly project driveway.*
- *Sight distance at project entrances designed to comply with Caltrans and City of Coachella standards (shall also be indicated on final grading, landscape, and street improvement plans).*

e. The proposed subdivision would not result in any changes in the existing or planned routes for emergency vehicles and would not propose any uses that would restrict access to nearby uses or the proposed project. However, improper design of the project access points could result in delays for emergency vehicles. Therefore, the proposed project could have ***potentially significant*** impact on emergency access.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce impacts to a *less-than-significant* level.

MM30. Implement Mitigation Measures 23 and 29.

f. The proposed project consists of a 115 single-family home subdivision. The proposed subdivision would be designed to include on-site parking within enclosed garages and/or driveways on each residential lot, consistent with zoning ordinance requirements. Curb side parking would also be allowed on the proposed internal roadways, as the proposed acceptable street widths would allow for curb-side parking. Therefore, the proposed project would be anticipated to result in ***no impact*** related to parking capacity.

Mitigation Measure(s)
None required.

g. The proposed project consists of a 115 unit single-family home subdivision located on the northeast corner of Frederick Street and Avenue 53. Sun Line

Transit currently provides bus service to the City of Coachella. Bus routes 90 and 91 are in close proximity to the site. The proposed subdivision would not be anticipated to conflict with adopted policies or plans supporting alternative transportation. However, the City of Coachella has determined that a need exists for Bus Shelter and Bus Stop Safety Zone improvements that are caused by new development for which a shared responsibility for constructing exists. The study prepared by the Department of Community Development regarding Proposed New Development Impact Fees is available for review. Payment of a fair share amount would serve to mitigate the impact of new development. Therefore, a ***potentially significant*** impact would occur unless mitigation is incorporated.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce conflict with adopted policies and plans supporting alternative transportation to a *less-than-significant* level.

MM31. The approved development impact fee for Bus Shelters and Bus stops shall be paid at the time permits are issued, and shall be as follows: Bus Shelters - $50.00 per dwelling unit.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. 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?	☐	☐	✖	☐

Discussion

a,b,e. The City of Coachella Sanitary District (CSD) provides wastewater collection for most of the incorporated area, which includes the proposed project area. The District's sanitary facilities accommodate both residential and agricultural wastewater. The 1994 Sewer Master Plan makes a number of recommendations with respect to treatment facility expansions and/or upgrades necessary to accommodate future growth. According to the General Plan EIR, the average

daily wastewater flow to the Coachella Wastewater Treatment Plant (WWTP) was 68 percent of capacity. The proposed project includes the addition of 115 residential units to the area, which would not exceed the daily wastewater flow capacity. In addition, because the proposed project is consistent with the type and intensity of growth identified in the General Plan, the wastewater accommodations for future growth include the proposed project, and the project would not require additional wastewater facilities other than those anticipated in the 1994 Sewer Master Plan. Furthermore, the proposed project would comply with all requirements of the City of Coachella relating to sewer system connection. Therefore, a ***less-than-significant*** impact would result regarding wastewater treatment requirements.

Mitigation Measure(s)
None required.

c. The proposed project would not have any existing offsite drainage courses entering the site. The drainage of the proposed residential lots and the interior streets would collect at the on-site detention basin, which would be designed in accordance with the City of Coachella guidelines to accommodate all run-off generated by the proposed subdivision. Storm drain improvements would be constructed as part of the proposed project to transport drainage from the streets to the on-site detention basin. Therefore, the proposed project would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

d. The proposed project consists of a 115 unit single-family subdivision. Groundwater has historically been the principal source of water supply in the Coachella Valley. Nearly all urban and suburban water needs in the Coachella Valley are met by groundwater extraction from the Whitewater River sub-basin. The City of Coachella's Municipal Water Department (MWD) serves the incorporated area with potable water. The City operates a water supply, storage, and delivery system consisting of wells, reservoirs, booster stations, and distribution lines. The Coachella Valley Water District (CVWD) indicates that the lower valley groundwater basin is currently in an overdraft condition, which has the potential to make water unavailable for future urban and agricultural uses at build-out of the Coachella General Plan. General Plan policy requires the City to cooperate with the CVWD and other jurisdictions and agencies in the Coachella Valley, including Riverside County, in continuing to develop a groundwater replenishment program capable of ensuring the viability of the groundwater aquifer within the lower Whitewater basin. The General Plan has addressed the provision of potable water and, according to the General Plan EIR, adequate supply exists. Therefore, the project would have a ***less-than-significant*** impact on the availability of water.

Mitigation Measure(s)
None required.

f,g. The City has a curbside recycling program for single-family residences throughout the City which serves to reduce waste sent to landfills. In addition, the City of Coachella currently contracts with Western Waste Industries (WWI) for solid waste collection and disposal services. Disposal of solid waste, not otherwise diverted, is disposed of at Riverside County landfills, which include the Coachella Landfill, located at 87-011 Avenue 46. Once the Coachella Landfill is no longer available, other landfills, such as the Edmond Hill Landfill and the Mesquite Landfill, would be used. The proposed project would comply with the regulations related to solid waste. The proposed project would not exceed capacity of the landfill. The proposed project would be consistent with the General Plan, and therefore, would have a ***less-than-significant*** impact.

Mitigation Measure(s)
None required.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. 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 the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	✖	☐
c. 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)?	☐	☐	✖	☐
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖	☐

Discussion

a. The proposed project consists of a 115 unit single-family residential subdivision around which the surrounding vicinity includes residential and agricultural land uses. Based on the lack of native vegetation, habitat, and endangered species in the vicinity, in addition to the high level of ground-related disturbance and trash dumping, the project site does not support significant numbers of fish or wildlife species. Furthermore, the project site does not contain historical resources or important examples of California history or prehistory. With implementation of required mitigation measures, the proposed project would have a ***less-than-significant*** impact.

b. The proposed project consists of a 115 unit single-family residential subdivision around which the surrounding vicinity includes residential and agricultural land uses. Cumulative impacts may be identified in the categories of population

growth, use of resources, demand for services, and physical changes to the natural environment. These potentially significant impacts would either be mitigated to a degree through mitigation measures cumulatively applied as development occurs, or they have been considered to be subject to findings of overriding benefit by the lead agency. The proposed project is consistent with the project site's zoning, as well as the level of development that was anticipated in the General Plan for the project site. In addition, the General Plan EIR addressed cumulative impacts and found them to either be less than significant or significant and unavoidable. The previous mitigation and findings of fact and statement of overriding considerations result in a ***less-than-significant*** impact for the proposed subdivision.

c. The City's General Plan identifies goals, policies, and implementation measures that are designed to mitigate direct and indirect impacts as a result of implementing the General Plan. The City's adherence to these goals and policies would ensure avoidance or mitigation of any environmental impacts. The proposed project would not create any adverse environmental effects either directly or indirectly on human beings, and therefore, the proposed project would have a ***less-than-significant*** impact.

CITY OF COACHELLA
ENGINEERING DEPARTMENT
Tentative Tract Map No. 31158
COMMENTS AND RECOMMENDATION

Final Map

1. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
2. All public streets shall be dedicated to City of Coachella.
3. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.

4. Prior to approval of the Map, the applicant shall resolve CVWD issues related to any existing tile drain, or irrigation lines affected by the project. The tile drains or irrigation lines shall be relocated, or abandoned and in the case of relocation easement documents shall be prepared for the line in the new location. The easement shall be shown on the final map. Plans for any such relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities

Grading and Drainage

5. 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.

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

7. 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 an 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 (1.5' max.) and within the public streets. 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-drain field shall be constructed at all points where runoff enters the retention basin.

8. The retention/detention basins shall be designed to be suitable and safe for park use.

9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.

10. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.

11. Separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side. A 6' solid block wall shall be required for the perimeter of any subdivision. A 6' solid block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include a Knox Box to provide for emergency access to the site when the gate is locked.

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 flowline 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 be a minimum width of 16.00 feet.

14. Avenue 53 shall 50 foot right of way on the west side. Improvements shall include a 6 foot (half width) landscaped median with 6 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 6" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.

15. Frederick Street shall 50 foot right of way on the west side. Improvements shall include a 6 foot (half width) landscaped median with 8 inch type "D" curb, 32 feet (curb face to curb face) of 3 inches asphalt paving over 10 inches class 2 aggregate base, 8" type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.

16. Interior streets shall be 60 foot right of way, 36' wide (curb to curb) with modified (wedge) curb and gutter, 5' sidewalks, 5,000 lumen (100 watt bulb) street lights, and all other works necessary to complete the improvements according City standards.

17. Provide "Speed Humps" on all interior streets. Locations shall be approved by the City Engineer.

Sewer and Water Improvements

GENERAL

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

19. Applicant shall pay his share of the water main construction in Frederick Street. Applicant shall pay his share of sewer main construction in Frederick Street and in Avenue 53.

20. 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.

Sewer:

21. Applicant shall construct 8" (min.) sewer mains through out the tract connecting to the existing main in Avenue 53 or the main in Frederick Street. System shall include all manholes, clean outs, and laterals to serve each residential lot, and all incidental works necessary to complete the sewer system in accordance with City Standards and specifications.

Water:

22. Applicant shall construct 8 inch water mains throughout the tract connecting the existing mains in Avenue 53 and in Fredrick Street, with 4" blowoffs at all construction phase breaks, including fire hydrants, valves, fittings and all incidental works necessary to complete the water system in accordance with City Standards and specifications.

GENERAL

23. 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.

24. 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 amount of $1,000 per acre or as determined by the City Engineer may be required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.

25. The owner shall agree to the formation of a Lighting & Landscaping 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 the mailing labels as required for the formation of the L&LM District. The actual costs of any additional work to be done by the City or its consultants for the formation of the L&LM District shall be paid for from the owner's funds deposited with the City prior to the recordation of the Final Map. 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.

26. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to Engineering Department for plan check.

27. "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.

City of Coachella
POLICE DEPARTMENT
82695 Dr. Carreon
Indio, CA. 92201
(760) 863-8990

June 3, 2004

David Petritz, Associate Planner – Department of Community Development
City of Coachella
1515 Sixth Street
Coachella, California 92253

RE: Environmental Initial Study 04-07, Tentative Tract Map No. 31558

Dear Mr. Petritz,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

PRE-CONSTRUCTION AND CONSTRUCTION PHASES:

Construction site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. Thefts and burglaries of building materials, fixtures, and appliances from construction storage areas and buildings under construction are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Coachella Police Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.

The developer and/or builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness All entrances and exits should be clearly marked.

Designate and establish specific parking areas for construction site workers and

employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

LIGHTING:

Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism tampering. The standards should be of a height to reduce any tampering or damage. Lighting should provide for identifications of persons from up to 25'.

GRAFFITI REDUCTION TIPS:

Prior to occupancy, the surface walls, fences, buildings, logo monuments, etc. should be graffiti resistant wither through surface composition, applied paint types and/or planned shielding by landscaping or plants. Wrought iron fencing has worked well in other projects to reduce graffiti.

LANDSCAPING:

Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. This includes shrubbery being maintained so that it never exceeds three feet in height, and tree canopied should be maintained at a height in excess of six feet. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Samples of plant materials and landscaping suggestions can be located at the following web-site: http://ci.lexington.ma.us/Police/CrimePrevention/landscaping.htm

LINE OF SIGHT/NATURAL SURVEILLANCE:

Wide-angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

Other line of sight obstructions including recessed doorways, alcoves, etc., should be avoided on building exterior walls.

TRAFFIC RECOMMENDATIONS:

Due to the increased traffic as a result of the construction of this residential community, the following suggestions are being made in the interest of public safety.

1) The highways surrounding the complex should be improved and/or widened to accommodate the increased traffic demand that will result from the construction of this community.
2) Exit points into the communities should be controlled by stop signs with limit lines.
3) Consideration as to the construction of traffic control signals at the major intersections surrounding the complex should be discussed.
4) Bus stops should be established inside of the community so as to prevent excessive pedestrian traffic on the more traveled roadways around the complex.

ADDITIONAL RECOMMENDATIONS:

As a condition of approval, we request that a Community Facilities District Tax be established and applied to all property owners within this district. This will help finance adequate police services due to the increased population to be generated by this community.

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Officer Damen Butvidas at (760) 863-8462.

Sincerely,

John Horton, Captain
Chief of Police

CITY OF COACHELLA

Department of Community Development

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

Request for Agency Comments
Intent to Adopt a Mitigated Negative Declaration
Tentative Tract Map No. 31558

Project Name:	North American Residential Communities, Inc.
Project Location:	The project site is located at the northeast corner of Frederick Street and Avenue 53 and is bounded by Calle Verde at its northern-most border and by Calle Emplame at its eastern-most most border.
Case Number Assigned:	Environmental Initial Study 04-07 Tentative Tract Map No. 31558
Applicant:	North American Residential Communities, Inc.
Date:	May 28, 2004

The proposed project consists of the subdivision of approximately 29.7 gross acres (APN 767-170-001 and 767-170-003) into 115 single family lots and 13 lettered lots for roadway/drainage facilities.

The City of Coachella is requesting comments regarding the attached initial environmental study for the above referenced projects. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

1) Existing water system cannot support this ~~[redacted]~~ project.

2) Water supply line should loop into tracts from two directions

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By

Comments made by: [signature] Date: 6-8-2004
Printed Name & Title: Richard Perez
Agency: City of Coachella Telephone #: 398 4202

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

We have cable television service adjacent to this proposed project.

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By

Comments made by: Don Knox Date: 6/11/04
Printed Name & Title: Don Knox, Designer
Agency: Time Warner Cable Telephone #: 674-5472

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX

RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

210 West San Jacinto Avenue • Perris, California 92570 • (909) 940-6900 • Fax (909) 940-6910

June 8, 2004

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By_____

To: City of Coachella, Planning Department

From: Dale A. Evenson, Fire Safety Specialist

The following conditions are requested on TR31558 / EIS 04-07:

For residential areas, approved standard fire hydrants, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI.

Blue dot retro-reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

Any turns or turn-arounds requires a minimum 38-foot turning radius.

All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

For the EA:
The proposed project as with any in the City of Coachella will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. It is recommended that the project developers participate in a fire mitigation fee program. This will provide funding for capitol improvements such as land, equipment purchases and station construction. This project will have a minor impact with mitigation measures as outlined.

A division of
Imperial Irrigation District

81-600 Avenue 58 • La Quinta, CA 92253 • www.iid.com

IIDPD-DDC

June 17, 2004

City of Coachella
David James Petritz, Associate Planner
1515 6th Street
Coachella, CA 92236

Subject: EIS 04-07, Tentative Tract Map No. 31558

Dear Mr. Petritz:

Review of the plans for the above mentioned project determined it would impact electric service to the area.

The cumulative impact of projects of this size increase the electrical demand on the IID's existing facilities at peak loading periods, and results in the need for additional generation, transmission, substation, and distribution facilities. When additional facilities are needed, projects of this magnitude directly impact power rates in the IID's service area and may results in higher electric rates in future years.

Although the Imperial Irrigation District has received these preliminary plans for impact assessment, we will not begin to engineer nor derive cost estimates for this project until the owner/developer/contractor applies for electrical service. This procedure helps eliminate wasted manpower spent on projects that never reach construction stage.

If you have any questions regarding this matter, or if I can be of further assistance, please contact me at (760) 398-5818.

Sincerely,

Alfonso Rodriguez
Distribution Supervisor

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

FACILITIES & MAINTENANCE DEPARTMENTS ♦ 83-733 AVENUE 55 ♦ THERMAL, CA 92274
(760) 398-5909 ♦ FAX (760) 398-1224

June 28, 2004

Mr. David Petritz, Associate Planner
City of Coachella Planning Department
1515 Sixth Street
Coachella, CA 92236

RE: Tentative Tract Map No. 31158
Access of Students to and from Peter Pendleton School

Dear Mr. Petritz:

The City of Coachella has indicated its desire to have the developer of the above-mentioned tract provide a safe passageway from the northern border of the development to the local elementary school, in order to safely facilitate the access of elementary school-aged children to and from Peter Pendleton Elementary School.

The school district recognizes the potential difficulty, under the plan currently on file, of children getting from the interior of the development to Peter Pendleton Elementary School. The school district supports the placement of a condition upon the development which provides a safe passageway to and from the elementary school. However, the current undeveloped condition of Calle Verde and the current conditions of adjacent residential properties are such, that any passageway created from the new development onto and across Calle Verde creates a potentially unsafe condition for children walking through that area.

Unfortunately, due to the fact that school is currently not in session, the school district has limited access to school and community persons with whom the district would normally discuss options for establishing a safe access for children through this area. Therefore, the school district is not prepared to offer a specific design for a safe passageway at this time.

If the City decides to place a condition upon the developer to establish access from the development to the elementary school, the district respectfully requests that the specific design be mutually developed and agreed upon by the City, the developer and the school district prior to final approval of the project.

Thank you for your consideration of the school district's concerns and the safety of our students. If you have any questions, please feel free to contact me at (760) 398-5909, Ext. 205.

Sincerely,

E. Eugene Vorwaller
Director of Facilities

EEV/mv

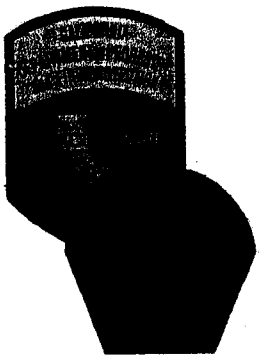
Cc Carey Carlson, CVUSD
Jesse Alvarez, CVUSD
File

Please respond in writing by **June 21, 2004**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

No Comments from building department at this time

Comments made by: Patricia E Granados Date: 6/11/04
Printed Name & Title: Patricia E Granados Sr. Bldg Insp.
Agency: City of Coachella Telephone #(760) 398-3002

Please return your comments to:
CITY OF COACHELLA
Attn: David James Petritz, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x266 (760) 398-5421 FAX



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

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Tom Tisdale
Fire Chief

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Temecula

June 8, 2004

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To: City of Coachella, Planning Department

From: Dale A. Evenson, Fire Safety Specialist

The following conditions are requested on TR31558 / EIS 04-07:

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Blue dot retro-reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

Any turns or turn-arounds requires a minimum 38-foot turning radius.

All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimension for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.

Roadways may not exceed 1320 feet without secondary access/egress. The access may be restricted to emergency vehicles only however, public egress must be unrestricted. It appears that this project may exceed 1320 and require secondary access/egress. I do not have a scaled drawing to check on this subject.

The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot. Two sets of water plans are to be submitted to the Fire Department for approval.

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

For the EA:
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David Petritz

From: Steve Brown

Sent: Wednesday, June 09, 2004 4:05 PM

To: David Petritz

Subject: North American Residential Communities, Inc. EIS 04-07, TTM No. 31558

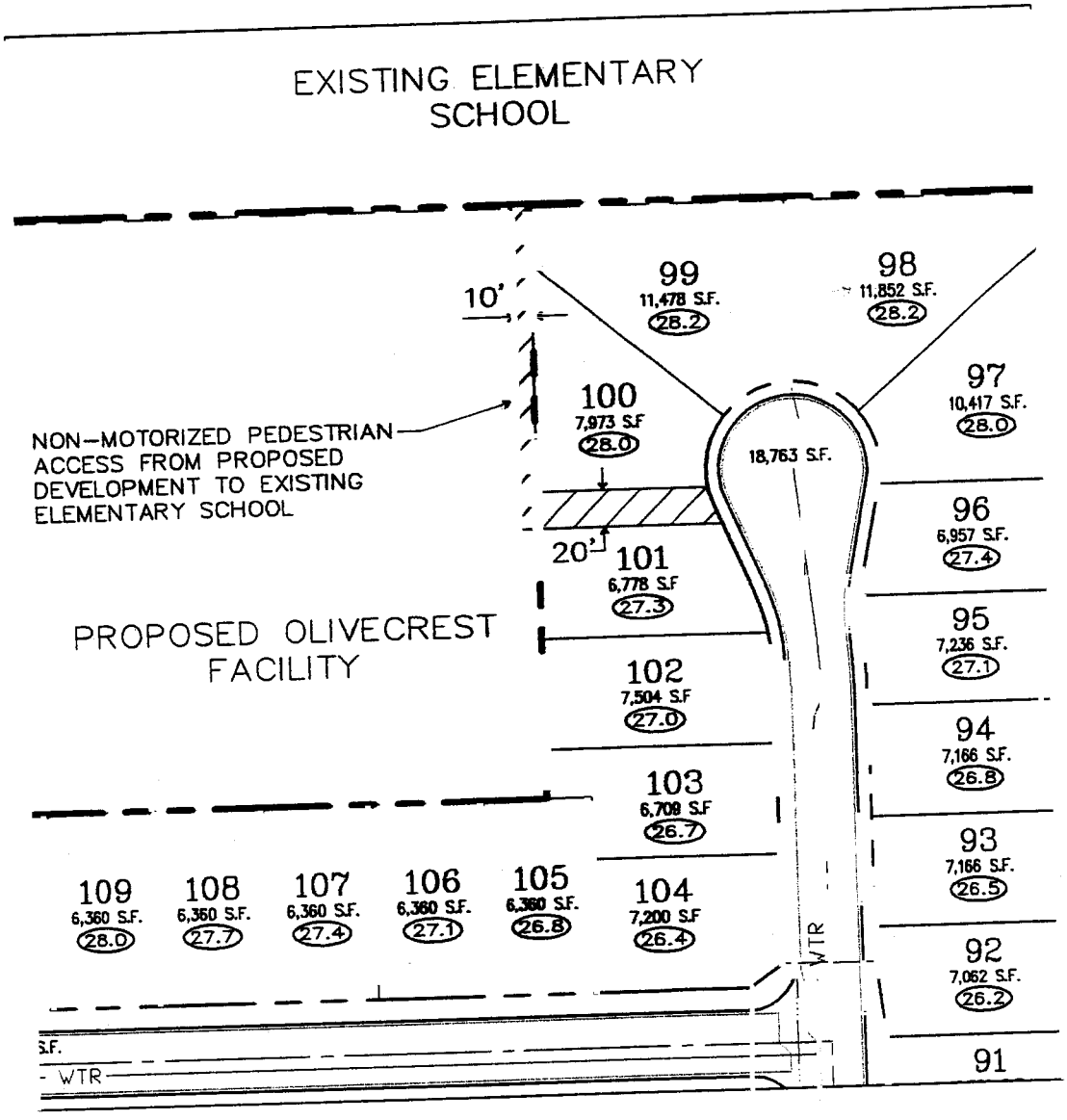
The Neighborhood Services Department supports the 115 single family residential project with the condition that potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down Payment Assistance Program have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).

This department also requests that the applicant complies with the Building Industry Association (BIA) Directional Sign Program in the City of Coachella and is aware that any other signage on the site be approved and permitted by Community Development Department. The applicant will be aware that any off site directional or promotional signage is in violation of the city's ordinance.

The Animal Control Officer has requested that the "gates" constructed by the developers have as little an opening as allowable by the municipal code as to prevent dogs from escaping from the rear yards.

Steve Brown
City of Coachella
Neighborhood Services Director
1515 Sixth Street
Coachella, CA 92236
(760) 398-4978 ext. 227
(760) 398-4760 (FAX)
sbrown@coachella.org

EXHIBIT FOR TRACT NO. 31158



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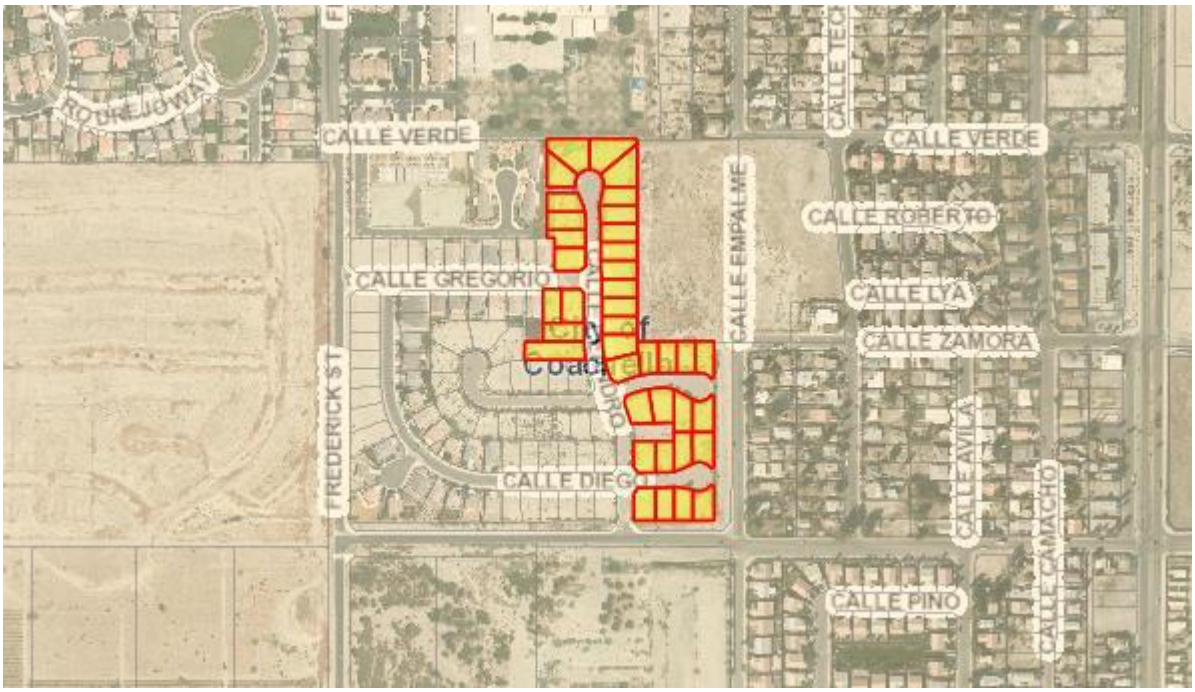
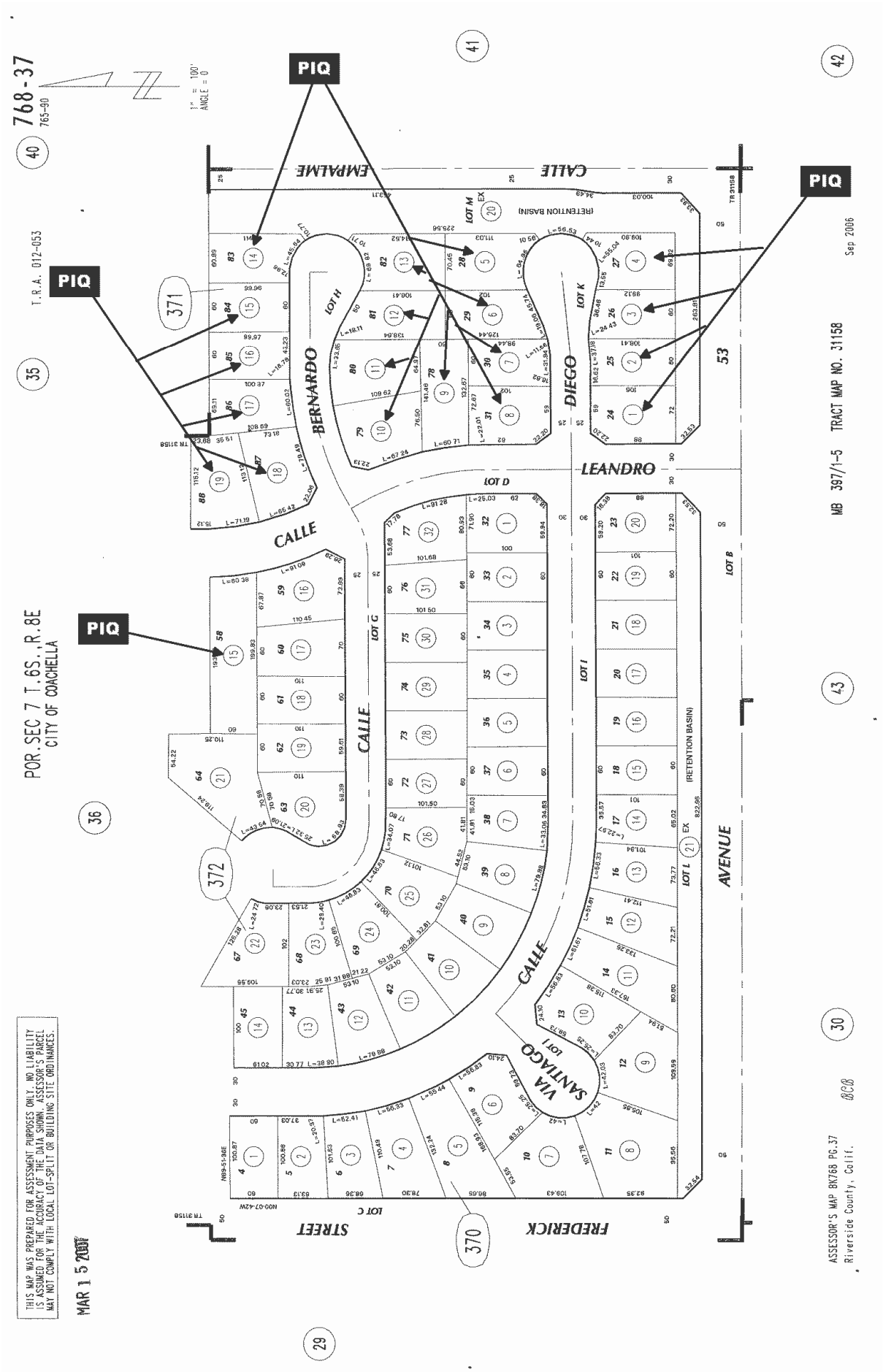
Professional Teams for Complex Projects

Palm Desert Office:
75-150 Sheryl Avenue, Suite C
Palm Desert, CA. 92211
Tel. 760.341.6660
Fax 760.346.6118

Exhibit 5. Proposed Pedestrian Access

Property
Tierra Bonita 39 lots in tract 31158
Avenue 53 and Calle Leandro, Coachella
Acres: 9.308





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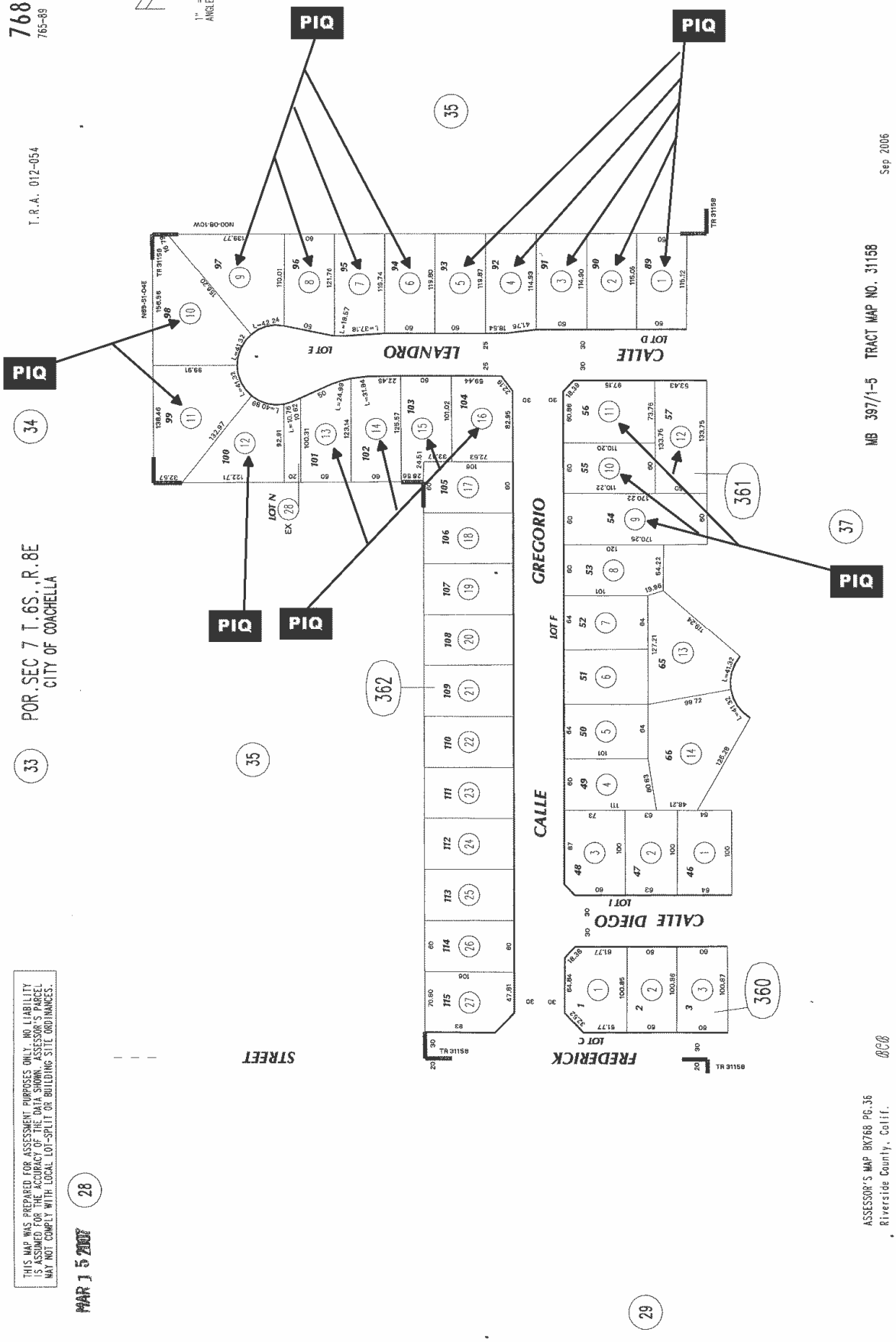

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