

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Housing Authority

SUBMITTAL DATE:
August 6, 2015

SUBJECT: Adoption of Resolution Number 2015-012, Approving the Disposition and Development Agreement between the Housing Authority of the County of Riverside and Coachella Valley Housing Coalition to Provide Financial Assistance and Convey Property Known as Assessor's Parcel Numbers 768-361-010 through -012, 768-362-001 through -016, 768-371-001 through -019, 768-372-015 Located in the City of Coachella for the Tierra Bonita 39 Homeownership Project, and Affirming the Adopted Initial Study Checklist No. 04-07/ Mitigated Negative Declaration, District 4, [\$1,189,800]; 2006 Former Coachella Redevelopment Agency Series A Taxable Housing Bond Proceeds

RECOMMENDED MOTION: That the Board of Commissioners:

1. Affirm that the Board of Commissioners has reviewed and considered the Initial Study Checklist No. 04-07/ Mitigated Negative Declaration (attached) for Tract 31158 in the City of Coachella and finds that no new environmental documentation is required as it pertains to the Disposition and Development Agreement because all potentially significant effects of the project were adequately analyzed as they pertain to the authority of the Housing Authority of the County of Riverside (Housing Authority) acting as a Responsible Agency;

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 1,189,800	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 2006 Former Coachella Redevelopment Agency Series A Taxable Housing Bond Proceeds	Budget Adjustment: No
	For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Imelda Delos Santos

County Executive Office Signature

MINUTES OF THE HOUSING AUTHORITY BOARD OF COMMISSIONERS

On motion of Commissioner Benoit, seconded by Commissioner Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Benoit
Nays: None
Absent: Ashley
Date: August 18, 2015
xc: Housing Authority, EDA (Comp. Item 9-1)

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 10.1 of 1/13/15 **District:** 4 **Agenda Number:**

10-4

FORM APPROVED COUNTY COUNSEL DATE
 BY: GREGORY P. PRIAMOS
 FISCAL PROCEDURES APPROVED
 PAUL LANGRISH, CPA, AUDITOR-CONTROLLER
 BY:
 Susana Garcia-Bocanegra, Departmental Concurrence
 30 Positions Added Change Order
 4/5 Vote

SUBMITTAL TO THE BOARD OF COMMISSIONERS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Housing Authority

FORM 11 Adoption of Resolution Number 2015-012, Approving the Disposition and Development Agreement between the Housing Authority of the County of Riverside and Coachella Valley Housing Coalition to Provide Financial Assistance and Convey Property Known as Assessor's Parcel Numbers 768-361-010 through -012, 768-362-001 through -016, 768-371-001 through -019, 768-372-015 Located in the City of Coachella for the Tierra Bonita 39 Homeownership Project, and Affirming the Adopted Initial Study Checklist No. 04-07/ Mitigated Negative Declaration, District 4, [\$1,189,800]; 2006 Former Coachella Redevelopment Agency Series A Taxable Housing Bond Proceeds

DATE: August 6, 2015

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RECOMMENDED MOTION: (Continued)

2. Conduct a joint Public Hearing with the County of Riverside Board of Supervisors per Health and Safety Code Sections 33431 and 33433 regarding the proposed Disposition and Development Agreement between the Housing Authority and the Coachella Valley Housing Coalition (CVHC) and Summary Report, each attached;
3. Adopt Resolution Number 2015-012 Making Certain Findings Under Health and Safety Code Section 33433; Approving the Disposition and Development Agreement to (i) Convey Property known as Assessor's Parcel Numbers 768-361-010 through -012, 768-362-001 through -016, 768-371-001 through -019, 768-372-015, located in the City of Coachella, California to Coachella Valley Housing Coalition, and (ii) Provide Financial Assistance to the Tierra Bonita 39 Homeownership Project; and Making Certain Findings with Respect to the Disposition and Development Agreement;
4. Approve the loan of 2006 former Coachella Redevelopment Agency Series A Taxable Housing Bond Proceeds in the total aggregate amount of \$1,189,800 to qualified low income first time homebuyers (each purchase money loan shall be no more than \$50,000 and no less than \$5,000) as set forth in the attached Disposition and Development Agreement;
5. Approve the Disposition and Development Agreement, including all attachments, including, but not limited to the Promissory Note, Deed of Trust, Grant Deed, Agreement Containing Covenants, and Re-Sale Restrictions, each attached;
6. Authorize the Chairman of the Board of Commissioners to execute the attached Disposition and Development Agreement;
7. Authorize the Executive Director, or designee, to take all necessary steps to implement the Disposition and Development Agreement including, but not limited to, signing the Grant Deed, Agreement Containing Covenants, Re-Sale Restrictions, Escrow Agreement and subsequent, necessary and relevant documents, subject to approval by County Counsel; and
8. Direct Housing Authority Staff to file the Notice of Determination with the County Clerk within 5 working days.

BACKGROUND:

Summary

The Coachella Valley Housing Coalition (CVHC) is a California nonprofit public benefit corporation that has contracted with the United States Department of Agriculture (USDA) to build safe and affordable housing for low income families through the USDA's Mutual Self Help program (Self Help Program). CVHC proposes to acquire from the Housing Authority of the County of Riverside (Housing Authority) approximately 9.308 acres of vacant land located at Avenue 53 and Calle Leandro in the City of Coachella, County of Riverside known as Assessor's Parcel Numbers 768-361-010 through -012, 768-362-001 through -016, 768-371-001 through -019, 768-372-015 (Property) and cause the development and construction thereon through the Self Help Program of 39 for sale single family homes, to be sold to and occupied by low income first time homebuyers for an affordable purchase price (Project). CVHC also desires the Housing Authority to provide financial assistance in

(Continued)

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FORM 11 Adoption of Resolution Number 2015-012, Approving the Disposition and Development Agreement between the Housing Authority of the County of Riverside and Coachella Valley Housing Coalition to Provide Financial Assistance and Convey Property Known as Assessor's Parcel Numbers 768-361-010 through -012, 768-362-001 through -016, 768-371-001 through -019, 768-372-015 Located in the City of Coachella for the Tierra Bonita 39 Homeownership Project, and Affirming the Adopted Initial Study Checklist No. 04-07/ Mitigated Negative Declaration, District 4, [\$1,189,800]; 2006 Former Coachella Redevelopment Agency Series A Taxable Housing Bond Proceeds

DATE: August 6, 2015

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BACKGROUND:

Summary (Continued)

the total maximum amount of \$1,189,800 (Housing Authority Loan) to assist qualified low income first time homebuyers pay a portion of the purchase price for a single family home. The terms of the sale and financing are set forth in the proposed Disposition and Development Agreement, including exhibits, which is attached (DDA).

The Housing Authority acquired title to the Property and the Housing Authority Loan funds in its capacity as the housing successor to the former Coachella Redevelopment Agency pursuant to the Redevelopment Dissolution Act, that certain Memorandum of Understanding dated June 4, 2013 between the City of Coachella and the Housing Authority, and the Housing Entity Asset Reporting Form approved by the California Department of Finance in March 5, 2015. The Property and Housing Authority Loan are dedicated to provide affordable housing to qualified residents. As such, the Project fulfills program objectives to provide affordable housing opportunities in the County of Riverside for first time homebuyers that meet income eligibility standards.

On January 13, 2015, the Board of Commissioners approved that certain Exclusive Negotiation Agreement (ENA) with CVHC to explore and negotiate in good faith a Disposition and Development Agreement for the Project which is set to expire on September 30, 2015.

CVHC has secured income qualified homebuyers, financing commitments, and is processing entitlements with the City of Coachella for the development of the Project. CVHC is prepared to enter into a DDA acceptable to the Board that will constitute a commitment for conveyance and development of the Property. CVHC proposes to reserve all homes for low income households whose incomes do not exceed 80% of the County area median income adjusted or family size, as defined by Health and Safety Code (HSC) Section 50079.5. Income and resale restrictions relating to the Project shall be memorialized in the Agreement Containing Covenants and Re-Sale Restrictions attached to the proposed DDA, which shall be recorded against the Property. The income and resale restrictions shall remain in place for 15 years since this is a self-help method Project. Authority Loan repayment obligations shall remain in place for 45 years. Pursuant to the proposed DDA, subject to the satisfaction of certain conditions precedent, the Housing Authority will convey the Property to CVHC, pursuant to a Grant Deed, for \$1 plus the additional consideration set forth in the DDA. CVHC shall be responsible for all construction and development costs, entitlements, securing financing, construction, on-site and off-site improvements and maintenance obligations until completion of the Project. Pursuant to the proposed DDA, the Housing Authority shall retain a right of reverter, wherein title to the Property reverts back to the Housing Authority in the event CVHC does not convey parcels to qualified purchasers.

The cost to develop and construct the Project is estimated to be \$7,960,000 and will be financed by a combination of the following funds, (i) the United States Department of Agriculture Mutual Self Help Housing Program funds (\$4,928,300), California Housing and Community Development (HCD) CalHOME (\$595,400) and Joe Serna funds (\$360,000), Housing Authority funds (\$1,189,800), and homebuyer sweat equity (\$886,500).

(Continued)

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BACKGROUND:

Summary (Continued)

The Authority Loan in the total amount of \$1,189,800 is derived from taxable housing bond proceeds and will assist first time homebuyers with payment of the purchase price. The Authority Loans will be junior to the USDA and HCD Calhome loans, and will be evidenced by promissory notes and secured by deeds of trust, affordability and use restrictions and other security instruments recorded on each parcel sold in favor of the Housing Authority. Affordability restrictions will require an equity share upon resale within year 1 through 15, and recapture rights between years 16 through 45, as well as income eligibility for subsequent homebuyers for a 45 year period.

Pursuant to HSC Sections 33431 and 33433, the Housing Authority published a Notice of Joint Public Hearing notifying the public of the joint Housing Authority and County public hearing and the parties' consideration of the proposed DDA relating to the sale of the Property and provision of financial assistance. In addition, the Housing Authority made available for public review, on the date the Notice of Joint Public Hearing was published, the attached DDA including all attachments and the attached Summary Report.

The City of Coachella, as the appropriate lead agency under the California Environmental Quality Act (CEQA), prepared the attached Initial Study Checklist 04-7/Mitigated Negative Declaration for Tract 31158 which was adopted on August 25, 2004 pursuant to Resolution No. 2004-62 which is attached. The lead agency determined through the Initial Study that all issues of environmental concern can be adequately mitigated to a level of less than significant. Notice of the study and Mitigated Negative Declaration was published in accordance with the CEQA. Acting in its limited role as a responsible agency under CEQA, the Housing Authority has received, reviewed and considered the information contained in the record of decision from the City of Coachella and finds that as to the potential environmental impacts within the Housing Authority's authority as responsible agency, the project is within the scope of the impacts evaluated and the project has been adequately addressed in the initial study and mitigated negative declaration. Housing Authority staff will file a Notice of Determination with the County Clerk within 5 working days after the approval of the proposed DDA.

County Counsel has reviewed and approved the attached DDA and attachments, including, but not limited to the, Authority Loan Promissory Note, Authority Loan Deed of Trust, Grant Deed, Agreement Containing Covenants, Re-Sale restrictions and Escrow Agreement. Staff recommends that the Board approve the DDA and attachments, including, but not limited to the, Authority Loan Promissory Note, Authority Loan Deed of Trust, Grant Deed, Agreement Containing Covenants, Re-Sale restrictions and Escrow Agreement.

Impact on Residents and Businesses

Thirty-nine qualified first time homebuyers earning 80% or less of County area median income will own newly constructed and affordable homes. Coachella residents will benefit from the project as the site will no longer be vacant and used for illicit dumping and vagrancy. The local economy will also benefit from the financial investment made by the project into the community.

SUPPLEMENTAL:

Additional Fiscal Information (Commences on Page 5)

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SUPPLEMENTAL:

Additional Fiscal Information

The Housing Authority's use of the former Coachella Redevelopment Agency 2006 Series A Taxable Housing Bond proceeds has been approved for this project by the California Department of Finance pursuant to Recognized Obligation Payment Schedule (ROPS) 15-16A Line 19. No general funds will be used in connection with the Disposition and Development Agreement. The Coachella Valley Housing Coalition will bear its own costs and expenses incurred or to be incurred in connection with the Tierra Bonita 39 Unit Homeownership Project.

Attachments:

- Initial Study Checklist/ Mitigated Negative Declaration (City of Coachella Resolution No. 2004-62 Tract 31158), Notice of Determination
- Housing Authority Resolution Number 2015-012
- 33433 Summary Report, Site Map and Public Notice
- Disposition and Development Agreement including all attachments

2
3 **RESOLUTION NUMBER 2015-012**

4 **MAKING CERTAIN FINDINGS UNDER HEALTH AND SAFETY CODE SECTION**
5 **33433; APPROVING THE ATTACHED DISPOSITION AND DEVELOPMENT**
6 **AGREEMENT (I) TO CONVEY PROPERTY KNOWN AS ASSESSOR'S PARCEL**
7 **NUMBERS 768-361-010 THROUGH -012, AND 768-362-001 THROUGH -016, AND**
8 **768-371-001 THROUGH -019, AND 768-372-015, LOCATED IN THE CITY OF**
9 **COACHELLA, CALIFORNIA TO COACHELLA VALLEY HOUSING COALITION,**
10 **AND (II) TO PROVIDE FINANCIAL ASSISTANCE TO THE TIERRA BONITA 39**
11 **HOMEOWNERSHIP PROJECT; AND MAKING CERTAIN FINDINGS WITH**
12 **RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT**

13 **WHEREAS**, the City of Coachella adopted the Redevelopment Plan for the City
14 of Coachella ("Redevelopment Plan") for Project Area 3 ("Project Area");

15 **WHEREAS**, in accordance with California Health and Safety Code Section
16 33490, the former Coachella Redevelopment Agency ("RDA") adopted a five year
17 Implementation Plan for the Project Area, as amended from time to time
18 ("Implementation Plan"), which established goals to support affordable housing,
19 economic development, community revitalization and other activities necessary or
20 appropriate to carry out the objectives of the Redevelopment Plan;

21 **WHEREAS**, Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484
22 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the California
23 Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.,
24 the "CRL"). As a result of the Dissolution Act, the RDA was dissolved on February 1,
25 2012 such that the RDA is now deemed a former redevelopment agency under
26 Health and Safety Code Section 34173;

27 **WHEREAS**, pursuant to the Dissolution Act, City of Coachella Resolution No.
28 2012-10 adopted on January 25, 2012, and that certain Memorandum of
Understanding dated June 4, 2013 between Housing Authority of the County of
Riverside ("Housing Authority") and the City of Coachella, all housing functions
previously performed by the former RDA, including related rights, powers, duties,

1 obligations, and housing assets were transferred to the Housing Authority, including
2 that certain vacant real property consisting of approximately 9.308 acres located at
3 Avenue 53 and Calle Leandro in the City of Coachella, County of Riverside known as
4 Assessor's Parcel Numbers 768-361-010 through -012, and 768-362-001 through -
5 016, and 768-371-001 through -019, and 768-372-015, as legally described in Exhibit
6 "A" attached hereto and incorporated herein by this reference ("Property"), and former
7 RDA 2006 Series A Taxable Bond Proceeds ("Bond Proceeds");

8 **WHEREAS**, the Housing Authority wishes to implement certain proposed uses
9 in the Project Area including low income housing and the elimination of blight, which
10 use will aid in carrying out the Redevelopment Plan and Implementation Plan
11 pursuant to its obligations under the Dissolution Act as successor housing agency;

12 **WHEREAS**, Coachella Valley Housing Coalition, a non-profit public benefit
13 corporation ("CVHC"), has proposed to acquire the Property from the Housing
14 Authority to develop and construct and/or cause the construction of 39 affordable
15 for-sale single family homes consisting of thirty-three (33) 4-bedroom/2-bathroom
16 single family homes with a minimum of 1,600 square feet, and six (6) 3-bedroom/2-
17 bathroom single family homes with a minimum of 1,400 square feet ("Units"), each
18 with related parking and infrastructure, to be sold to and occupied by low income first
19 time homebuyers for an affordable sales price ("Project"), as more specifically
20 provided for in the proposed Disposition and Development Agreement between the
21 Housing Authority and CVHC attached hereto as Exhibit "C" and incorporated herein
22 by this reference ("Disposition and Development Agreement"). The Units shall remain
23 affordable for a period of no less than fifteen (15) years since the Project will be built
24 pursuant to the self-help method. Such affordability restrictions shall be secured by
25 recorded covenants encumbering the Property;

26 **WHEREAS**, in order to carry out and implement the Project, the proposed
27 Disposition and Development Agreement provides for the Housing Authority's sale of
28

1 the Property to CVHC for the purchase price of One Dollar (\$1), subject to the terms
2 and conditions contained therein;

3 **WHEREAS**, the proposed Disposition and Development Agreement also
4 contemplates that the Housing Authority will provide financial assistance to the
5 Project in an amount not to exceed the total of One Million, One Hundred Eighty Nine
6 Thousand, Eight Hundred Dollars 00/100 (\$1,189,800) ("Authority Loan") derived from
7 the Bond Proceeds. Each qualified purchaser of a single family home constructed as
8 part of the Project will receive a portion of the Authority Loan funds in the form of a
9 purchase money loan evidenced by a promissory note with a forty-five year (45) year
10 term and secured by a deed of trust encumbering the subject purchaser parcel, as
11 more specifically set forth in the proposed Disposition and Development Agreement;

12 **WHEREAS**, the proposed development of the Project and Authority Loan will
13 eliminate existing blight and result in the development of much needed low income
14 affordable housing that will benefit the Coachella community;

15 **WHEREAS**, pursuant to CRL Section 33433, Housing Authority staff prepared
16 a Summary Report ("Summary Report") which is attached hereto as Exhibit "B" and
17 incorporated herein by this reference;

18 **WHEREAS**, in accordance with CRL Section 33431 and 33433, the Housing
19 Authority and the County of Riverside ("County") held a joint public hearing on the
20 proposed sale of the Property and the Authority Loan pursuant to such Disposition
21 and Development Agreement, having duly published notice of such public hearing
22 and made copies of the proposed Disposition and Development Agreement,
23 Summary Report and other documents available for public inspection, and comment
24 in accordance with CRL Section 33433;

25 **WHEREAS**, pursuant to CRL Section 33433, the Board of Supervisors
26 considered the information in the Summary Report and has made the findings
27 required by CRL Section 33433 with respect to the Disposition and Development
28 Agreement;

1 **WHEREAS**, the Board of Commissioners has also duly considered all the terms
2 and conditions of the proposed sale of the Property and the Authority Loan financing
3 set forth in the proposed Disposition and Development Agreement, and the
4 information contained in the submittal to the Board of Commissioners by staff and
5 provided at the public hearing, and believes that development of the Property and the
6 provision of the Authority Loan in accordance with the proposed Disposition and
7 Development Agreement is in the best interests of the County of Riverside and the
8 health, safety and welfare of its residents, and in accord with the public purposes and
9 provisions of applicable State and local law and requirements;

10 **WHEREAS**, pursuant to the California Environmental Quality Act (“CEQA”), the
11 City of Coachella, as the applicable lead agency, determined from an Initial Study
12 Checklist that the proposal could have a significant effect on the environment;

13 **WHEREAS**, the lead agency determined that through Project modifications and
14 the incorporation of appropriate mitigation measures, there will be no significant
15 physical environmental impacts and a final determination for a Mitigated Negative
16 Declaration was adopted on or about August 25, 2004 by the City Council of the City of
17 Coachella;

18 **WHEREAS**, the lead agency filed a Notice of Determination for the Project;

19 **WHEREAS**, the Housing Authority has limited approval and implementing
20 authority over the Project and, therefore, pursuant to Section 15096 of the State CEQA
21 Guidelines serves only as a Responsible Agency for the Project; and

22 **WHEREAS**, pursuant to Section 15096 of the State CEQA Guidelines, the
23 Housing Authority, acting as a Responsible Agency, considered the environmental
24 effects of the Project as evaluated in the Initial Study Checklist, Mitigated Negative
25 Declaration, City of Coachella Staff Report, and other associated documents
26 (“Administrative Record”) and determined the Administrative Record to be adequate as
27 certified by the lead agency.

28 ///

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND**
2 **ORDERED** by the Board of Commissioners of the Housing Authority of the County of
3 Riverside, State of California, in regular session assembled on August 18, 2015, in
4 the meeting room of the Board of Commissioners located on the 1st floor of the
5 County Administrative Center, 4080 Lemon Street, Riverside, California, and based
6 upon the evidence and testimony presented on the matter, both written and oral,
7 including the Administrative Record as it relates to the Project, as follows:

- 8 1. That it has received and heard all oral and written objections (if any) to the
9 proposed Disposition and Development Agreement, to the proposed sale
10 of the Property pursuant to the proposed Disposition and Development
11 Agreement, to the proposed Authority Loan, and to the other matters
12 pertaining to this transaction, and that all such oral and written objections
13 (if any) are hereby overruled.
- 14 2. The foregoing recitals are true and correct.
- 15 3. The Board of Commissioners has reviewed and approves the Summary
16 Report attached hereto as Exhibit "B" and incorporated herein by this
17 reference
- 18 4. The Board of Commissioners hereby finds and determines that the
19 provision of Authority Loan funds to the Project in the maximum total
20 amount of One Million One Hundred Eighty Nine Thousand Eight
21 Hundred Dollars (\$1,189,800), and the sale of the Property for One
22 Dollar (\$1) to CVHC, plus additional consideration provided in therein,
23 and the development and construction of the Project on the Property in
24 accordance with the Disposition and Development Agreement will assist
25 in the elimination of blight and will provide housing for low income
26 persons.
- 27 5. The Board of Commissioners hereby finds and determines that the
28 Authority Loan and sale of the Property to CVHC in accordance with the

1 Disposition and Development Agreement is consistent with the
2 Implementation Plan adopted pursuant to California Health and Safety
3 Code Section 33490.

4 6. The Board of Commissioners hereby finds and determines that the
5 consideration to be paid by CVHC to the Housing Authority, in the
6 amount of One Dollar (\$1), for the sale of the Property is not less than
7 the fair market value at its highest and best use in accordance with the
8 plan and as permitted by the current zoning.

9 7. The Board of Commissioners, as the decision-making body for the
10 Housing Authority, and in their limited role as a Responsible Agency
11 pursuant to CEQA, has received, reviewed, and considered the
12 information contained in the Administrative Record for the Project. The
13 Board of Commissioners finds that, as to those potential environmental
14 impacts within the Housing Authority's powers and authorities as
15 Responsible Agency, that the Administrative Record for the Project
16 contains a complete, objective, and accurate reporting of those potential
17 impacts as they relate to the Project under the authority of the Housing
18 Authority as the Responsible Agency. This determination reflects the
19 independent judgment and analysis of the Housing Authority and the
20 Board of Commissioners.

21 8. The Board of Commissioners hereby approves the Project as required
22 under Section 15096 of the State CEQA Guidelines, and its limited role
23 as a Responsible Agency, and directs staff to file a Notice of
24 Determination with the Riverside County Clerk within five (5) working
25 days of the approval of the Project.

26 9. The Board of Commissioners hereby approves the Authority Loan and
27 sale of the Property to CVHC in accordance with the Disposition and
28 Development Agreement.

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- 10. The Board of Supervisors hereby finds and determines that the Disposition and Development Agreement between the Housing Authority and CVHC including all attachments thereto, attached hereto as Exhibit "C" and incorporated herein by this reference, is hereby approved.
- 11. The Board of Commissioners hereby authorizes the Chairman of the Board of Commissioners to execute the Disposition and Development Agreement.
- 12. The Board of Commissioners hereby authorizes the Executive Director, or designee, to sign all documents necessary and appropriate to carry out and implement the Disposition and Development Agreement and Authority Loan, including, but not limited to subsequent and relevant documents such as the Grant Deed, Agreement Containing Covenants, Escrow Agreement, and all relevant attachments and exhibits to the Disposition and Development Agreement, and to administer the Housing Authority's obligations, responsibilities, and duties to be performed under said Disposition and Development Agreement, subject to approval as to form by County Counsel.

FORM APPROVED COUNTY COUNSEL
 BY: *Shelia R. Brown* 7-23-15
 DATE
 CHA R. BROWN

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ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington and Benoit
 Nays: None
 Absent: Ashley

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

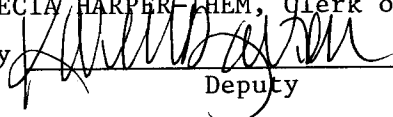
KECIA HARPER-IHEM, Clerk of said Board
 By: 
 Deputy

EXHIBIT "A"

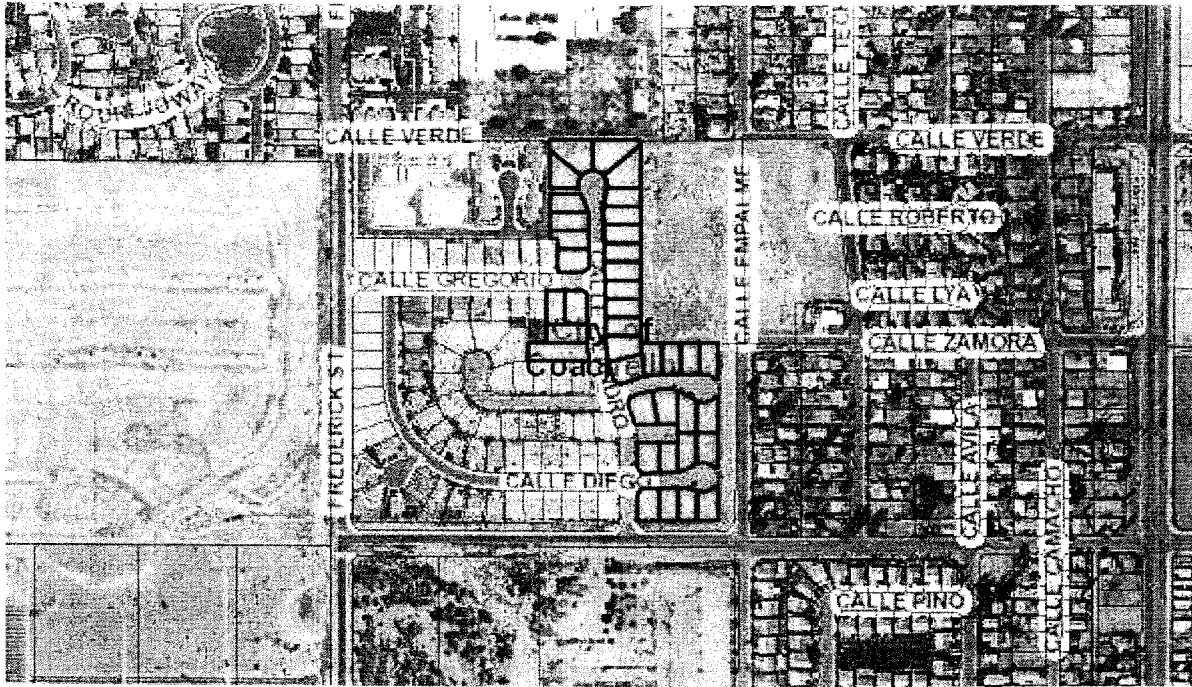
LEGAL DESCRIPTION OF PROPERTY

All that certain real property in the City of Coachella, County of Riverside, State of California, described as follows:

Lots 24 through 31, 55 through 58 and 78 through 104, Inclusive of Tract No. 31158, In the City of Coachella, County of Riverside, State of California, as shown by Map on file in Book 397, Pages 1 to 5 Inclusive of maps, in the office of the Riverside County Recorder.

Assessor Parcel Numbers 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015.

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



**Summary Report Pursuant To
California Health and Safety Code Section 33433
On a Disposition and Development Agreement
By and Between
The Housing Authority of the County of Riverside County
and
The Coachella Valley Housing Coalition**

The following Summary Report has been prepared pursuant to California Health and Safety Code Section 33433 ("Section 33433"). The Summary Report sets forth certain details of the proposed Disposition and Development Agreement ("Agreement") between the Housing Authority of the County of Riverside ("Housing Authority") and The Coachella Valley Housing Coalition ("CVHC"). After satisfaction of certain conditions precedent, the Agreement requires the Housing Authority to convey to CVHC approximately 9.308 acres of residentially zoned vacant real property located at Avenue 53 and Calle Leandro, in the City of Coachella, identified as Assessor's Parcel Numbers 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015 ("Site") for the development and construction thereon of 39 for sale single-family homes to be sold to and occupied by lower income households whose incomes do not exceed 80% percent of the County area median income, adjusted for family size, as defined by California Health and Safety Code Section 50079.5, with related infrastructure and parking (collectively, the "Project"). A copy of the proposed Agreement is attached hereto as Attachment C.

The Housing Authority is a California housing authority acting under the California Housing Authorities Law, Part 2 of Division 24 of the Health and Safety Code (the "Housing Authorities Law").

Assembly Bill No. x1 39, as modified by Assembly Bill No. 1484 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq., the "CRL"). The Coachella Redevelopment Agency ("RDA") was dissolved on February 1, 2012 such that the RDA is now deemed a former redevelopment agency under Health and Safety Code section 34173. Upon the dissolution of the former RDA, all authority, rights, powers, duties, obligations previously vested with the form RDA under CRL (except for the former RDA's housing assets and functions) were vested with the Successor Agency to the Coachella Redevelopment Agency ("Successor Agency"). Pursuant to Health and Safety Code Section 34176, on January 25, 2012, the City of Coachella adopted Resolution No. 2012-10 electing not to retain responsibility for the housing assets and functions of the former RDA thus transferring the housing assets and function previously performed by the former RDA to the Housing Authority; Pursuant to Health and Safety Code Section 34176, on June 4, 2013, the Board of Commissioners of the Housing Authority approved that certain Memorandum of Understanding accepting the transfer of housing assets and functions previously performed by the former RDA, ("Asset Transfer"). As such, the Housing Authority now owns the Site.

The proposed conveyance of the Site for development to CVHC is subject to the reporting requirements imposed by Section 33433. Section 33433 requires the conveying entity to prepare a report that summarizes the following information in connection with the disposition and development transaction for the Site:

(i) The cost of the agreement to the agency, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the agency, plus the expected interest on any loans or bonds to finance the agreements.

(ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the plan.

(iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the redevelopment plan, then the agency shall provide as part of the summary an explanation of the reasons for the difference.

(iv) An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.

It is the intent of this Summary Report to meet all of the Section 33433 requirements and provide the required information and data. This Summary Report is based upon the information contained within the Agreement, and is organized into the following seven sections:

1. **Salient Points of the Agreement:** This section summarizes the major responsibilities imposed on the Housing Authority and CVHC in the Agreement.
2. **Cost of the Agreement to the Housing Authority:** This section details the total cost to the Housing Authority associated with implementing the Agreement.
3. **Estimated Value of the Interests to be Conveyed Determined at the Highest Use Permitted Under the Existing Zoning:** This section estimates the value of the interest to be conveyed determined at the highest use permitted under the Site's existing zoning.
4. **Estimated Reuse Value of the Interests to be Conveyed:** This section summarizes the valuation estimate for the Site based on the required scope of development, and the other conditions and covenants required by the Agreement.
5. **Consideration Received and Comparison with the Established Value:** This section describes the compensation to be received by the Housing Authority, and explains any difference between the compensation to be received and the established value of the Site.

6. **Blight Elimination:** This section describes the existing blighting conditions on the Site, and explains how the Agreement will assist in alleviating the blighting influence.
7. **Conformance with the AB 1290 Implementation Plan:** This section describes how the Agreement achieves the goals identified in the adopted AB 1290 Implementation Plan for the Jurupa Valley Project Area.

1. SALIENT POINTS OF THE AGREEMENT

Description of the Site and Project

The property to be conveyed by the Housing Authority to CVHC is approximately 9.308 acres of residentially zoned vacant land owned by the Housing Authority located at Avenue 53 and Calle Leandro in the City of Coachella, County of Riverside identified as Assessor's Parcel Numbers (APN) 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015, legally described in **Exhibit A** attached hereto and incorporated herein by this reference ("Site"). The Site is depicted on the Site Map attached hereto as **Exhibit B** and incorporated herein by this reference.

The Site was originally assembled by Rancho Housing Alliance, Inc. pursuant to the July 17, 2007 Coachellita Affordable Housing Agreement. The agreement authorized purchase of 9 acres of real property located at 84-824 Calle Verde and 40 single family lots in Tract 31158 and known as "Tierra Bonita". The Site consists of 39 single family lots within Tract 31158 known as Tierra Bonita and is approximately 9.308 acres. Pursuant to the Dissolution Act, the Site was ultimately transferred to the Housing Authority as discussed above, pursuant to the Housing Asset Transfer list approved by the California Department of Finance on March 5, 2015.

The former RDA originally acquired the site primarily for the purpose of carrying out its obligation to eliminate blight and for future development. When the Site was purchased by the former RDA, the Site consisted of vacant land. Due to the elimination of redevelopment in California, and the lack of available financing to construct affordable housing on the Site, the Housing Authority determined that the best use for the Site would be to enter into a disposition and development agreement requiring the development of affordable for sale single-family housing.

Scope of Development

The proposed scope of development includes the development and construction on the Site of 39 new residential single-family units, 6 (six) of which shall be 3 (three) bedrooms and a minimum of 1,452 to 1,540 square feet, and 33 (thirty three) of which shall be 4 (four) bedrooms and a minimum of 1,600 to 1,693 square feet (Units), with related infrastructure and parking improvements, and the sale of the Units to qualified Lower Income First Time Homebuyers for an affordable sales price ("Project").

The term "Lower Income" used herein shall have the meaning set forth in Health and Safety Code Section 50079.5 (i.e., 80 percent (80%) of area median income, adjusted for family size). The term "First Time Homebuyer" used herein shall mean an individual and his or her spouse who have not owned a home during the three (3)-year period immediately preceding the

purchase of the Unit, except that an individual may not be excluded from consideration as a First Time Homebuyer on the basis that the individual owns or owned, as a principal residence during the 3-year period immediately preceding the purchase of the Unit, a dwelling unit whose structure is not permanently affixed to a permanent foundation in accordance with local or other applicable regulations.

CVHC Responsibilities

The Agreement requires CVHC to accept the following responsibilities:

1. CVHC must accept conveyance of the Site in an “as-is” condition.
2. CVHC shall pay to the Housing Authority \$1 to purchase the Site, subject to the development obligations and sale and occupancy restrictions set forth in the proposed Agreement.
3. CVHC shall pay all escrow fees.
4. CVHC shall reserve all Units constructed on the Site for Lower Income households whose incomes do not exceed 80% percent of the County area median income, adjusted for family size, as defined by California Health and Safety Code Section 50079.5.
5. CVHC shall develop the Site pursuant to the Scope of Development attached to the Agreement.
6. CVHC is responsible for obtaining all necessary entitlements to carry out the entire Scope of Development.
7. CVHC shall cause all Units to be sold to and occupied by income qualified Lower Income households by causing affordable housing re-sale restrictions and a Grant Deed Addendum, attached to the Agreement, to be recorded against each Unit. The Units shall remain restricted for a period of no less than 45 years.
8. CVHC must secure all financing pursuant to the Agreement and the Schedule of Performance attached to the Agreement.

Housing Authority Responsibilities

In consideration for CVHC’s promises, covevants and obligations set forth in the proposed Agreement, the Agreement requires the Housing Authority to convey the Site to CVHC for the purchase price of \$1, subject to CVHC’s satisfactions of the terms and conditions set forth therein. Subject to the satisfaction of certain additional conditions precedent set forth in the Agreement, Authority shall provide purchase money loans to qualified low income first time homebuyers in a total aggregate amount not to exceed \$1,189,800 for all purchase loans as more specifically set forth in the Agreement.

2. COST OF THE AGREEMENT TO THE FORMER RDA AND THE HOUSING AUTHORITY

The cost of acquiring the Site borne by the former RDA is approximately \$4,875,000. Such cost includes estimated land value based on appraisals conducted in the surrounding area, consideration paid for land, consulting fees, appraisal costs, title expenses and various other costs and expenses. The foregoing figure relating to the cost of the Agreement is an estimated amount

and does not include either an allocation of interest or an allocation of the cost of staff time expended on the acquisition of the Site.

Costs Incurred

Land Acquisition

Rancho Housing Alliance, Inc. July 17, 2007 Coachellita Affordable Housing Agreement authorized purchase of 40 units at \$5,000,000, one lot was transferred leaving 39 units for the project

40 lots within
Tract 31158 $\frac{\$5,000,000}{40 \text{ lots}} = \frac{\$125,000}{\text{per lot}}$

39 lots within
Tract 31158 $\$125,000 \text{ per lot} \times 39 \text{ lots} = \$4,875,000$

Site acquisition cost of 39 lots = \$4,875,000

3. ESTIMATED VALUE OF THE INTEREST TO BE CONVEYED DETERMINED AT THE HIGHEST USE PERMITTED UNDER THE EXISTING ZONING

Section 33433 requires the Housing Authority to identify the value of the interests being conveyed at the highest use allowed by the Site's current zoning. The valuation must be based on the assumption that near-term development is required, but the valuation does not take into consideration any extraordinary use, quality and/or income restrictions that are being imposed on the development by the Housing Authority.

In an Appraisal Report prepared by Len Perdue, A.S.A. of Len Perdue & Associates Real Estate Appraiser and dated July 23, 2015 File No. 15-035 (Appraisal Report), the appraiser, concluded that given the Site's current zoning and the General Plan, and considering the current market conditions and property uses in the immediate and greater surrounding areas, the highest and best use of the Site is to develop as proposed as single family residential housing.

Notwithstanding the affordable housing restrictions required by the Housing Authority, the appraiser utilized a Sales Comparison Approach to Value and determined under Premise 1 Value Estimate, the current "as is" Fair Market Value of the Fee Simple Estate of the Site is \$1,050,000, assuming the Highest and Best Use of the subject property is for 39 lots of single family homeownership development.

4. ESTIMATED REUSE VALUE OF THE INTERESTS TO BE CONVEYED

This section summarizes the valuation estimate for the Site based on the required scope of development, and the other conditions, covenants and income restrictions required by the Agreement.

According to the appraisal, land residual analysis showed that the Site currently has a negative residual land value which indicates that the proposed subject development is currently not economically feasible to build, from a Highest and Best Use standpoint, without assistance from a public subsidy.

Under Premise 2 Value Estimate, the appraiser determined an average home price of \$170,000 for each of the 7 3-bedroom homes and \$175,000 for each of the 32 4-bedroom homes for total anticipated revenue of \$6,790,000. By deducting 1% for miscellaneous expenses and unforeseen contingencies, the total potential maximum net sales proceeds for the 39 homes would be \$6,722,100. The total development and construction budget for the project, estimated at \$6,790,000, resulted in a present value of the project as proposed and analyzed in this scenario of negative \$67,900.

The Appraisal concluded that in consideration of the total development and construction budget for the project estimated at \$6,790,000, the estimated land residual value of the Site, assuming successful building entitlement and development of 39 single-family homes plus the sale and use restriction encumbering the site, is approximately \$1 dollar.

5. **CONSIDERATION RECEIVED IN COMPARISON WITH THE ESTABLISHED VALUE**

The Agreement requires the Housing Authority to convey the Site to CVHC for a purchase price of \$1 which is equal to the estimated land residual value of \$1.

6. **BLIGHT ELIMINATION**

The Site consists of vacant land located at Avenue 53 and Calle Leandro in the City of Coachella. Development of the Project on the Site will provide much needed affordable homeownership opportunities, fill in a gap of vacant land which had been used by vagrants and for illicit dumping and eliminate the blighting conditions caused by the improper and underutilization of the land. The Project will increase employment during the construction phase. Thus, the proposed Project fulfills the blight elimination requirement imposed by Section 33433.

7. **CONFORMANCE WITH THE AB 1290 IMPLEMENTATION PLAN**

The Project meets the following goals called out in the City of Coachella Redevelopment Plan Redevelopment Project Area 3 adopted pursuant to Health and Safety Code Section 33490:

Construction of residential housing on underdeveloped vacant land will assist the Housing Authority to eliminate and prevent the acceleration of physical blight and to encourage the better utilization of real property and spur new private enterprise investment.

ATTACHMENT A

LEGAL DESCRIPTION

Real property in the City of Coachella, County of Riverside, State of California, described as follows:

Lots 24 through 31, 55 through 58 and 78 through 104, Inclusive of Tract No. 31158, In the City of Coachella, County of Riverside, State of California, as shown by Map on file in Book 397, Pages 1 to 5 Inclusive of maps, in the office of the Riverside County Recorder.

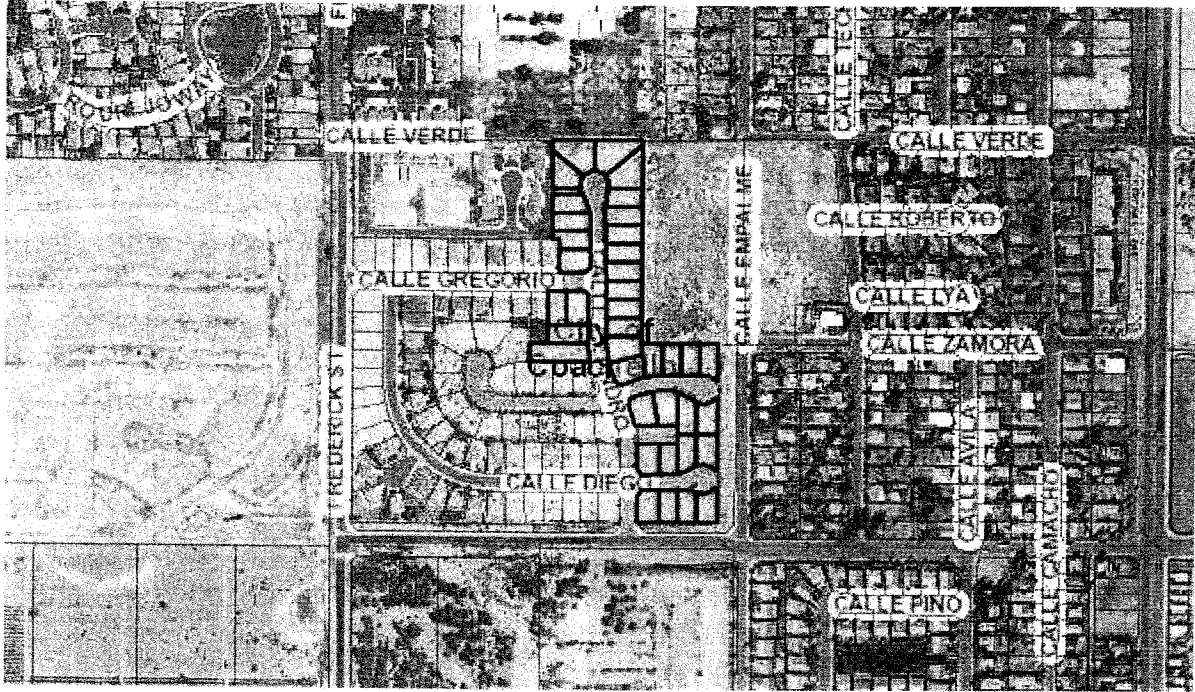
Assessor parcel numbers 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015.

August 2015

ATTACHMENT B

SITE MAP

(behind this page)



The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
760-778-4578 / Fax 760-778-4731

State Of California ss:
County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC
PO BOX 1180
RIVERSIDE CA 925021

2000810766

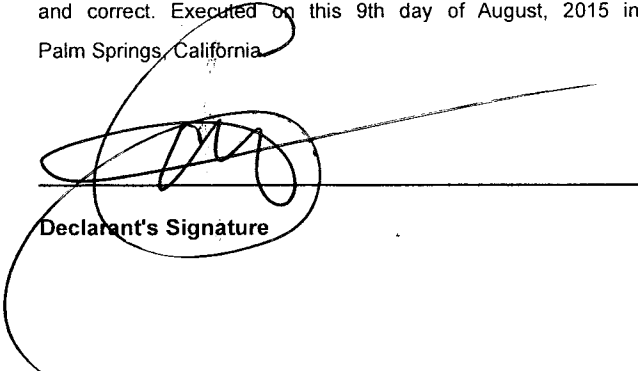
I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

8/2/2015 8/9/2015

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 9th day of August, 2015 in Palm Springs, California.



Declarant's Signature

No 1129
NOTICE OF JOINT PUBLIC HEARING BY THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE AND THE COUNTY OF RIVERSIDE REGARDING THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE AND THE COACHELLA VALLEY HOUSING COALITION, TO PROVIDE FINANCIAL ASSISTANCE AND CONVEY REAL PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBERS 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015 LOCATED IN THE CITY OF COACHELLA, CALIFORNIA, FOR THE DEVELOPMENT OF THE TIERRA BONITA 39 HOMEOWNERSHIP PROJECT AND USE THEREOF

NOTICE IS HEREBY GIVEN THAT the Housing Authority of the County of Riverside's ("Authority") Board of Commissioners ("BOC") and the County of Riverside's ("County") Board of Supervisors ("BOS") have scheduled a Joint Public Hearing on August 18, 2015, at the hour of 9:00 a.m. or as soon thereafter as the matter can be heard, in the Board Chambers, County Administrative Center, 4080 Lemon Street 1st Floor, Riverside, CA 92501, pursuant to Section 33433 of the California Health and Safety Code ("Section 33433"), for the purpose of considering a proposed Disposition and Development Agreement ("Agreement") by and between the Authority and The Coachella Valley Housing Coalition, a California nonprofit public benefit corporation ("CVHC"). The proposed Agreement provides for the provision of financial assistance and conveyance by the Authority to CVHC of certain real property consisting of approximately 9.308 acres, identified as Assessor's Parcel Numbers 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015, located at Avenue 53 and Calle Leandro in the City of Coachella ("Site") and the development thereon of 39 affordable for sale single-family homes, with related infrastructure and parking. The Authority and County will be conducting a public hearing on this matter pursuant to California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) ("Law").

The City of Coachella, as the appropriate lead agency under the California Environmental Quality Act (CEQA), prepared and adopted the Initial Study Checklist/Mitigated Negative Declaration under Resolution No. 2004-62 for Tract 31158 on August 25, 2004. The lead agency determined through the Initial Study that all issues of environmental concern can be adequately mitigated to a level of less than significant. Notice of the study and Mitigated Negative Declaration was published in accordance with the CEQA. Acting in its limited role as a responsible agency under CEQA, the Authority will review and consider the information contained in the record of decision from the City of Coachella during the Joint Public Hearing.

The Joint Public Hearing will be held to consider the proposed provision of financial assistance and the proposed conveyance of the Site by the Authority to CVHC for the development of the Tierra Bonita 39 Homeownership Project, as described in this Notice.

The following documents are available for public inspection and copying during regular business hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the offices of the Authority located at 44-199 Monroe Street, Suite B, Indio, CA 92201:

1. A copy of the proposed Agreement; and
2. A Summary Report prepared pursuant to Section 33433 which describes and specifies:
 - a. The costs to be incurred by the Authority under the proposed Agreement;
 - b. The estimated value of the interests to be conveyed by the Authority to CVHC pursuant to the Agreement at the highest and best uses permitted under the plan;
 - c. The estimated value of the interest to be conveyed at the use and with the conditions, covenants, and development costs required by the Agreement;
 - d. The consideration to be paid to the Authority pursuant to the transaction;
 - e. An explanation of the difference, if any, between the consideration to be paid to the Authority under the transaction, and the fair market value at the highest and best use consistent, with the plan; and
 - f. An explanation of why the conveyance and development of the Site will assist in the elimination of blight.

At any time before the date and time set forth above for the Joint Public Hearing by the Authority and County, any written comments on or objections to the proposed Agreement may be filed with the County Clerk. Comments may also be submitted during such period on the other documents referred to in this Notice. All persons wishing to question, comment, object to, or be heard on any or all such matters at the Joint Public Hearing will be given an opportunity to appear and be so heard. If you later desire to challenge actions of the County or Authority in connection with these actions, you could be limited to raising issues you have raised at or before the public hearing. Any interested person wishing to comment may submit written comments attention to Leah Rodriguez, Housing Specialist, by August 13, 2015, at the Authority offices listed above, or may appear and be heard at the time of the Joint Public Hearing on August 18, 2015.

Published: 8/2, 8/9/2015

8-18-15
9.1
10.2

HA

Initial Study Checklist,

**Mitigated Negative Declaration
(City of Coachella Resolution No.
2004-62 Tract 31158),**

Notice of Determination

[Behind this page]



Original Negative Declaration/Notice of Determination was routed to County - Clerks for posting on.

0/18/15
Date

kb via H.A. Staff
Initial

Notice of Determination

To:

Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public: Housing Authority of the
Agency: County of Riverside
Address: 5555 Arlington Avenue
Riverside, CA 92504
Contact: Leah Rodriguez, Housing Specialist
Phone: (760) 863-2534

County Clerk

County of: Riverside
2724 Gateway Drive
P.O. Box 751
Address: Riverside, CA 92502-0751

Lead Agency (if different from above):

Address: City of Coachella
1515 Sixth Street
Coachella, CA 92236
Contact: Luis Lopez, Community Service Director
Phone: (760) 398-3502

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Tierra Bonita 39 Homeownership Project

Project Location (include county): County of Riverside-Assessor Parcel Numbers 768-361-010 through -012, and 768-362-001 through -016, and 768-371-001 through -019, and 768-372-015

Project Description:

The Housing Authority of the County of Riverside (Authority) intends to award funds and sell and convey property for the development and construction of 39 single-family homes affordable to lower income, first time homebuyers for a period of 45 years from the recorded notice of completion for each home. The potential environmental effects of the housing project were fully studied in the Initial Study Checklist/Mitigated Negative Declaration (ISC/MND), which was prepared by the City of Coachella, as Lead Agency, in connection with Resolution No. 2004-62 for Tract 31158 on August 25, 2004 by the Coachella City Council. Pursuant to CEQA Guidelines section 15096(f) the Authority, as a Responsible Agency, complies with CEQA by considering the environmental effects of the project as provided for in the ISC/MND. The Authority has received and considered the ISC/MND. The project will not result in any new significant environmental effects not identified in ISC/MND, nor will it substantially increase the severity of the environmental effects identified in ISC/MND. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible.

Project Sponsor: Coachella Valley Housing Coalition

This is to advise that the Housing Authority of the Board of Commissioners approved the above project on

Lead agency or Responsible Agency

August 18, 2015 and has made the following determinations regarding the above described project:
(tentative date)

- 1. The Housing Authority of the County of Riverside considered the Initial Study Checklist/Mitigated Negative Declaration under Resolution No. 2004-62 for Tract 31158 as prepared and adopted on August 25, 2004 by the City of Coachella.
- 2. The project will not have a significant effect on the environment.

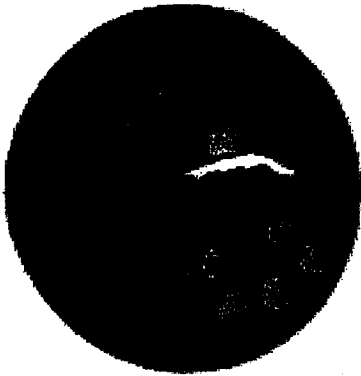
The Mitigated Negative Declaration is available to the General Public at:

Housing Authority of the County of Riverside 44199 Monroe Street, Indio, CA 92201

Signature: (Public Agency) _____

John Aguilar, Deputy Director
Title: Housing Authority of the County of Riverside

Date: 7/27/15 Date received for filing at OPR: _____



**CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

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

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 ~~(EAXX)~~
2. A Tentative Subdivision Map to divide 29.7 acres into 115 residential lots.

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

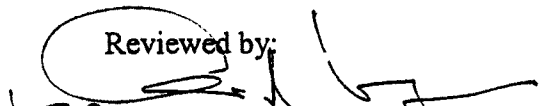
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation 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.

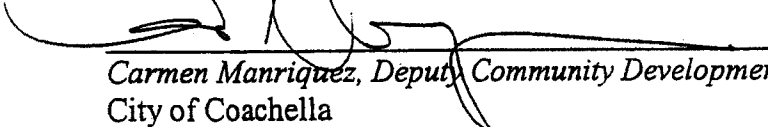
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

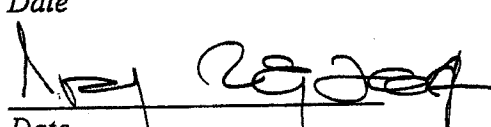
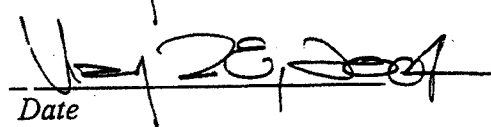
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant 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

Reviewed by:

 Gabriel Papp, Director of Community Development
 City of Coachella


 Carmen Manriquez, Deputy Community Development Director
 City of Coachella

Date

 Date

 Date



**CITY OF COACHELLA
DEPARTMENT OF COMMUNITY DEVELOPMENT**

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

**INITIAL STUDY (NO. 15158)
(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.					
<i>Would the project:</i>					
a.	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	✘	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. Valuable aesthetic resources are highly subjective and open to interpretation by the individual viewer. According to 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.					
<i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1977) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

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.					
<i>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:</i>					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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, PM₁₀, and lead. The California standards are more stringent than the federal standards, especially in regard to PM₁₀ 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 Geronio 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 (PM₁₀) by the Environmental Protection Agency (EPA), which means the Valley had violated federal health-

based standards for particulate matter. PM₁₀ in the area is mostly the result of human activities (vehicles and construction activities) and natural occurrences (wind storms). The highest PM₁₀ concentrations occur in the summer, when hot dry weather produces more dust. Between 1993 and 1997, PM₁₀ 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 PM₁₀ 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 PM₁₀, a direct relationship exists between blowsand and PM₁₀. In natural conditions, sand particles collide with each other creating the natural uncontrollable portion of PM₁₀. In addition, after winds subside, blowsand deposited in the streets is crushed by automobiles and resuspended into the air, thus creating PM₁₀. 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_x) 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.					
<i>Would the project:</i>					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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*), prairie 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*.

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

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*.

MMS. 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.				
<i>Would the project:</i>				
a.				
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
iii.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seismic-related ground failure, including liquefaction?				
iv.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landslides?				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Result in substantial soil erosion or the loss of topsoil?				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?				
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Geronio 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.				
<i>Would the project:</i>				
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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.				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 of 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.				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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.				
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘	<input type="checkbox"/>

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.				
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

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 than 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.				
<i>Would the project:</i>				
a.	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
	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.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

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 ($115 \times 1.11 = 128$). 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.				
<i>Would the project:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	*

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.				
<i>Would the project:</i>				
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

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.