

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

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

Lead Agency: City of Coachella

Contact Name: Gabriel Perez, Development Services Director

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Project Location: City of Coachella Riverside County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Sevilla II Tentative Tract Map No. 38577 project would construct approximately 204 single-family residential dwellings. The site is located north of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street. Assessor's Parcel Numbers 779-280-002 and 779-320-001. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks, landscaping, an approximate 1.0-acre recreational park area, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated [future] well site, monument signage, and street and utility improvements.

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures are included avoid or reduce potential environmental impacts to biological resources, cultural resources, geology/soils, hazardous materials, and paleontological resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.