



Lead Agency: City of Coachella
ATTN: Gabriel Perez
Address: 53990 Enterprise Way
Coachella, CA 92236

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300923
08/30/2023 10:32 AM Fee: \$ 0.00
Page 1 of 5

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

Sevilla II Tentative Tract Map No. 38557 Draft Initial Study / Mitigated Negative Declaration
(TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06)

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF INTENT

Notes

CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
SEVILLA II TENTATIVE TRACT MAP NO. 38557

Lead Agency: City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Contact: Gabriel Perez, Development Services Director
(760) 398-3502 ext. 122
gperez@coachella.org

Project Title: Sevilla II Tentative Tract Map No. 38557 Draft Initial Study / Mitigated Negative Declaration (TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06)

Project Location: 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.

Brief Project Description: The Sevilla II Tentative Tract Map No. 38577 project would construct approximately 204 single-family residential dwellings. 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. The project site is not present on any lists compiled pursuant to Section 65962.5 of the California Government Code.

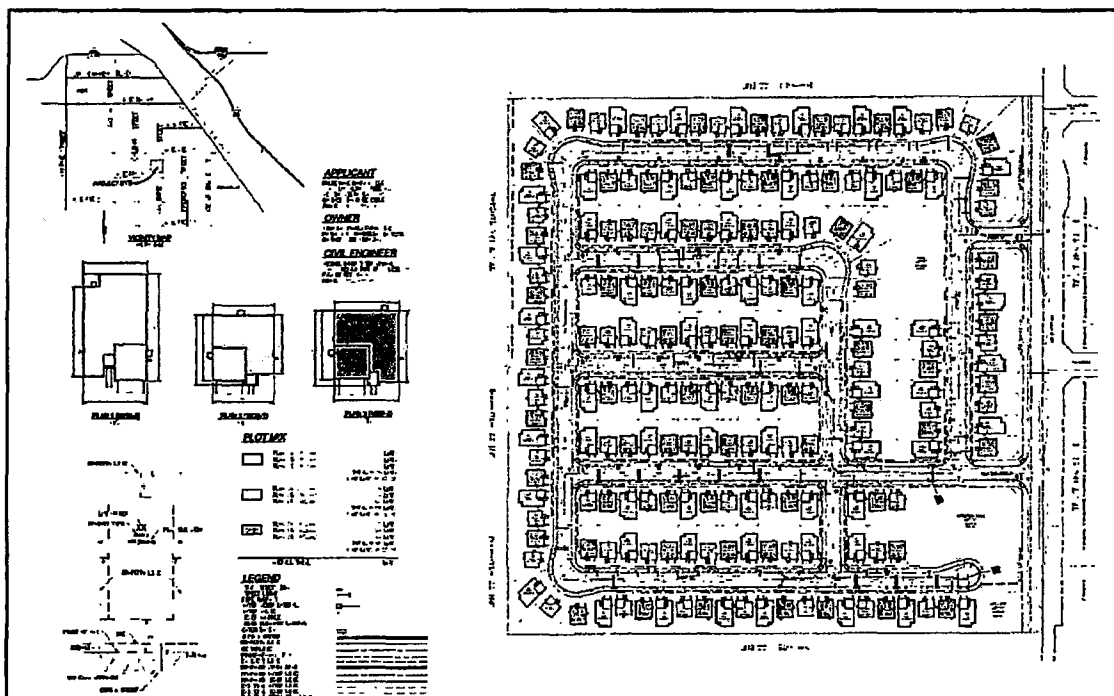
Environmental Determination: The City of Coachella, acting as Lead Agency, has prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) pursuant to the statutes and guidelines of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to evaluate the environmental impacts associated with the development of the project. The City has reviewed the project and concludes the project would not have a significant impact on the environment with the implementation of mitigation measures.

30-Day Public Review Period: The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from September 5, 2023 through October 5, 2023. Written

CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
SEVILLA II TENTATIVE TRACT MAP NO. 38557

comments on the Draft IS/MND must be received within the public review period at the Development Services Department address (53990 Enterprise Way, Coachella, CA 92236). Comments may also be submitted via email to gperez@coachella.org. The Draft IS/MND is available for review at the Development Services Department and on the City's website at: <https://www.coachella.org/departments/development-services/environmental-reviews>

Public Meeting: The Planning Commission will hold a public hearing to consider the Sevilla II Tentative Tract Map No. 38577 Project at a future date (to be determined).



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sevilla II Tentative Tract Map No. 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06

Lead Agency: City of Coachella Contact Person: Gabriel Perez
 Mailing Address: 53990 Enterprise Way Phone: 760-398-3502 ext. 122
 City: Coachella Zip: 92236 County: Riverside

Project Location: County: Riverside City/Nearest Community: Coachella
 Cross Streets: Avenue 50 and Van Buren Street Zip Code: 92236

Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 58.0 " N / 116 ° 12 ' 04.1 " W Total Acres: 39

Assessor's Parcel No.: 779-280-002 and 779-320-001 Section: 1 Twp.: 06S Range: 07E Base: SBM

Within 2 Miles: State Hwy #: SR-86, SR-111 Waterways: None
 Airports: None Railways: None Schools: Imagre Echols Charter School, Coral Mountain Acader

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 204 Acres 39
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG, Tribal Cultural resources

Present Land Use/Zoning/General Plan Designation:

The project site has a General Plan Land Use designation of General Neighborhood. The site is currently zoned General Neighborhood.

Project Description: (please use a separate page if necessary)

The Sevilla II Tentative Tract Map No. 38577 is planned as a residential development in the City of Coachella. The project site consists of two (2) parcels and is approximately 39-acres in size. The project site is located north of 51st Avenue, east of Calhoun Street, south of Avenue 50, and west along Van Buren Street (Assessor Parcel Numbers 779-280-002 and 779-320-001).

The proposed project would construct approximately 204 single family residential dwellings. Typical lots would be approximately 6,000 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. Access to the site would be developed via two entry points from Van Buren Street.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

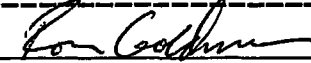
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 5, 2023 Ending Date October 5, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: _____
Address: <u>75-410 Gerald Ford Dr Suite 100</u>	Address: _____
City/State/Zip: <u>92211</u>	City/State/Zip: _____
Contact: <u>Elizabeth Meyerhoff</u>	Phone: _____
Phone: <u>760-341-6103</u>	

Signature of Lead Agency Representative:  Date: 8/29/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-242192
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF COACHELLA	LEAD AGENCY EMAIL GPerez@COACHELLA.ORG	DATE 08/30/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300923	

PROJECT TITLE
 SEVILLA II TENTATIVE TRACT MAP NO. 38557 DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (TTM 38557; CZ 22-05; CUP 372; AR 23-13; EA 22-06)

PROJECT APPLICANT NAME CITY OF COACHELLA	PROJECT APPLICANT EMAIL GPerez@COACHELLA.ORG	PHONE NUMBER (760) 398-3102
PROJECT APPLICANT ADDRESS 53990 ENTERPRISE WAY,	CITY COACHELLA	STATE CA
		ZIP CODE 92236

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED** \$ _____ \$0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-242192

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	5
	Document #	E-202300923
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00

*** REPRINT *** REPRINT *** REPRINT ***