

APPENDIX A

**NOTICE OF COMPLETION, NOTICE OF PREPARATION, AND
COMMENT LETTERS**

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: La Entrada Specific Plan

Lead Agency: City of Coachella

Contact Person: Luis Lopez

Mailing Address: 1515 Sixth Street

Phone: 760-398-3102

City: Coachella

Zip: 92236

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Coachella

Cross Streets: Interstate 10, Fillmore Street, Avenue 52, no eastern boundary road

Zip Code: 92236

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 10.3 " N / 116 ° 6 ' 8.41 " W Total Acres: 2,200

Assessor's Parcel No.: 603360001, 717020002 + others

Section: 35

Twp.: 05S

Range: 08E

Base: SBB&M

Within 2 Miles: State Hwy #: 86S

Waterways: All American Canal - Coachella Branch

Airports: n/a

Railways: n/a

Schools: n/a

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**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 7,080

Acres

☒ Office: Sq.ft. 250k

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 1,260k

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type MW☒ Educational: elementary school☐ Waste Treatment: Type MGD☒ Recreational: 343.8 acres parks/rec☐ 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:**Present Land Use/Zoning/General Plan Designation:**

McNaughton Specific Plan (1989)

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

Reviewing Agencies Checklist

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

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #7
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input checked="" 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 checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input checked="" type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 18, 2012

Ending Date August 18, 2012

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.

Address: 901 East Tahquitz Canyon Drive, Ste. B-200

City/State/Zip: Palm Springs, CA 92262

Contact: Grant Wilson, AICP

Phone: 760-416-2075

Applicant: PSAV LLC

Address: 41607 Margarita Road, Suite 103

City/State/Zip: Temecula, CA 92591

Phone: 951-719-3640

Signature of Lead Agency Representative: Grant Wilson for Luis Lopez Date: 7/17/2012

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

Notice of Preparation

Notice of Preparation

To: State of California Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: City of Coachella
1515 Sixth St.
Coachella CA, 92236

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Coachella will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Luis Lopez at the address shown above. We will need the name for a contact person in your agency.

Project Title: La Entrada Specific Plan

Project Applicant, if any: PSAV LLC, Attn: Terry Manley, 41607 Margarita Rd., Ste. 103, Temecula, CA 92591

Date July 17, 2012

Signature: *Grant Wilson for Luis Lopez*
Title Development Services Director
Telephone 760-398-3102

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ATTACHMENTS:

1. Project Description
2. Exhibits (6), included within the Project Description

1.0 PROJECT LOCATION AND SETTING

The proposed La Entrada Specific Plan, a comprehensive amendment to and expansion of the previously- approved McNaughton Specific Plan, is located in the City of Coachella, within the Coachella Valley region of Riverside County.

The project site is located along the foothills of the Little San Bernardino Mountains on the eastern flank of the Coachella Valley, north of the Salton Sea. Refer to Exhibit 1, *Regional Location Map*. The site is located south of Interstate 10 (I-10) and north of the Coachella Branch of the All American Canal, both of which are presently barriers to vehicular access to the site (refer to Exhibit 2, *Project Vicinity Map*). The site consists of approximately 2,200 gross acres, of which approximately 1,612 acres are currently in the City of Coachella and 588 acres are in unincorporated Riverside County but within the City of Coachella's Sphere of Influence (SOI) and the planning area of the City as identified in the City of Coachella General Plan.

Topographically, the site lies between the relatively flat-lying alluvial floor of the Coachella Valley to the west and bedrock highlands of the Little San Bernardino and Orocopia Mountains to the northeast, east and southeast. The property includes several southwest-trending ridges of relatively low relief with intervening alluvial drainages. Elevations range from about 50 feet to about 700 feet above mean sea level. Surface drainage is generally directed toward the southwest.

The project site is located in the Salton Trough that comprises a portion of the Colorado Desert geomorphic province. The project site is underlain by mid- to late-Quaternary sedimentary units consisting of (oldest to youngest) the Canebrake, the Palm Spring Formation, and the Ocotillo Conglomerate, as well as fluvial/alluvial deposits associated with the current drainages located on-site. The San Andreas Fault zone is located along the southwestern margin of the project and is located primarily off site. Additional active and potentially active faults have been identified within the project limits and been identified as building restriction zones.

The project site is located in the Colorado Desert region of southern California, which has an arid climate. Temperatures range from occasional freezes in the winter to over 112 degrees Fahrenheit in the summer. Prevailing winds typically come from the south and east. Rainfall in the project area is seasonal, with the largest amounts of rainfall occurring during the months of November through January. In addition, thunderstorms occur during the summer months (typically in August) that generate short-term rainstorms with occasional flooding.

Vegetation typically consists of scattered small shrubs, flowers, creosote, and small, dispersed trees. The property is currently vacant and undeveloped. Man-made features include an abandoned segment of old US Highways 60/70 (replaced by I-10) along the northwestern portion of the site, an electrical transmission line adjacent to the southwestern border, and a smaller power line in the central portion of the property.

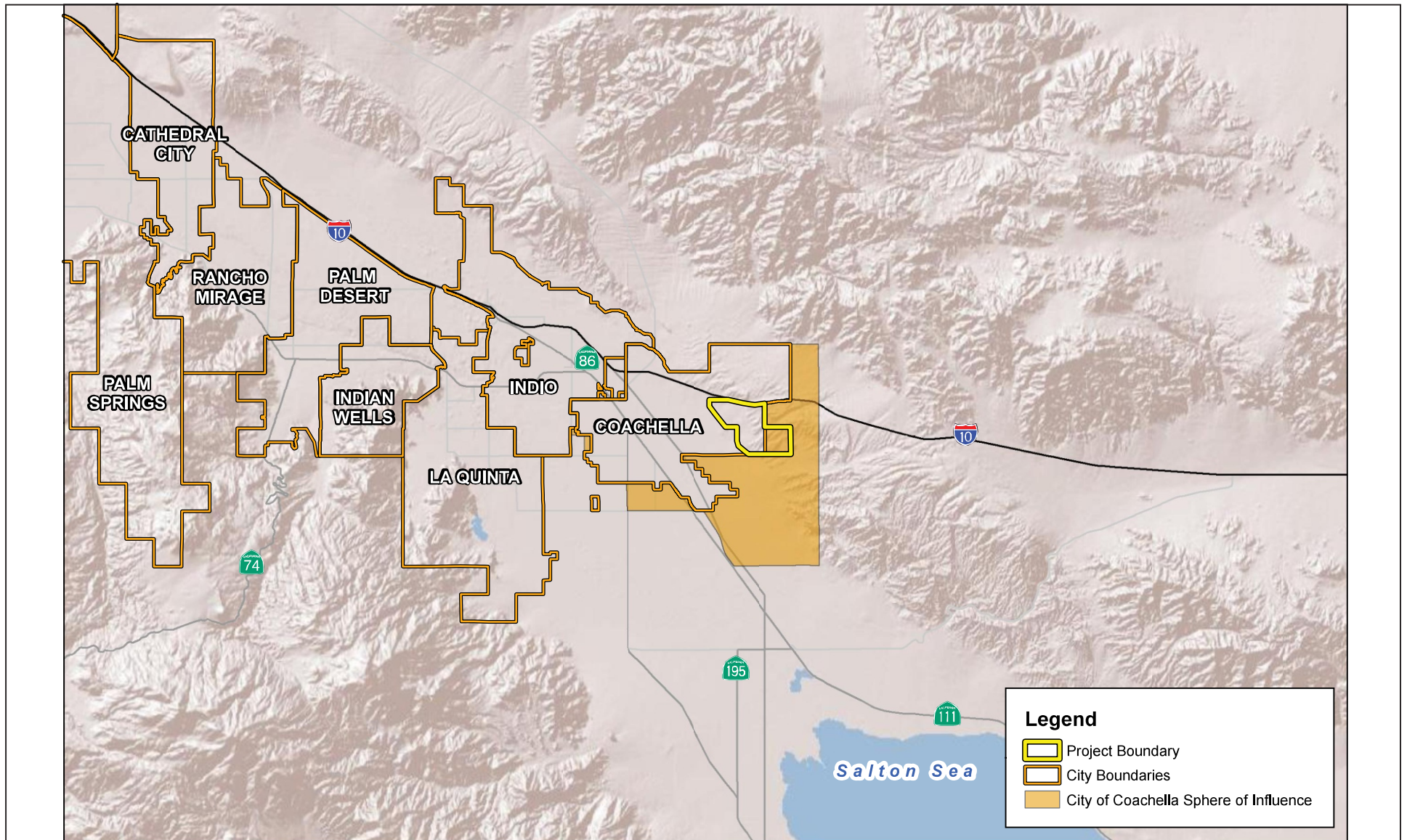
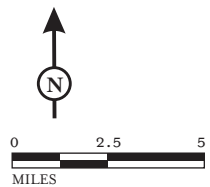


FIGURE 1

LSA



SOURCE: RBF, 2012

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*La Entrada Specific Plan
Environmental Impact Report
Regional Vicinity*

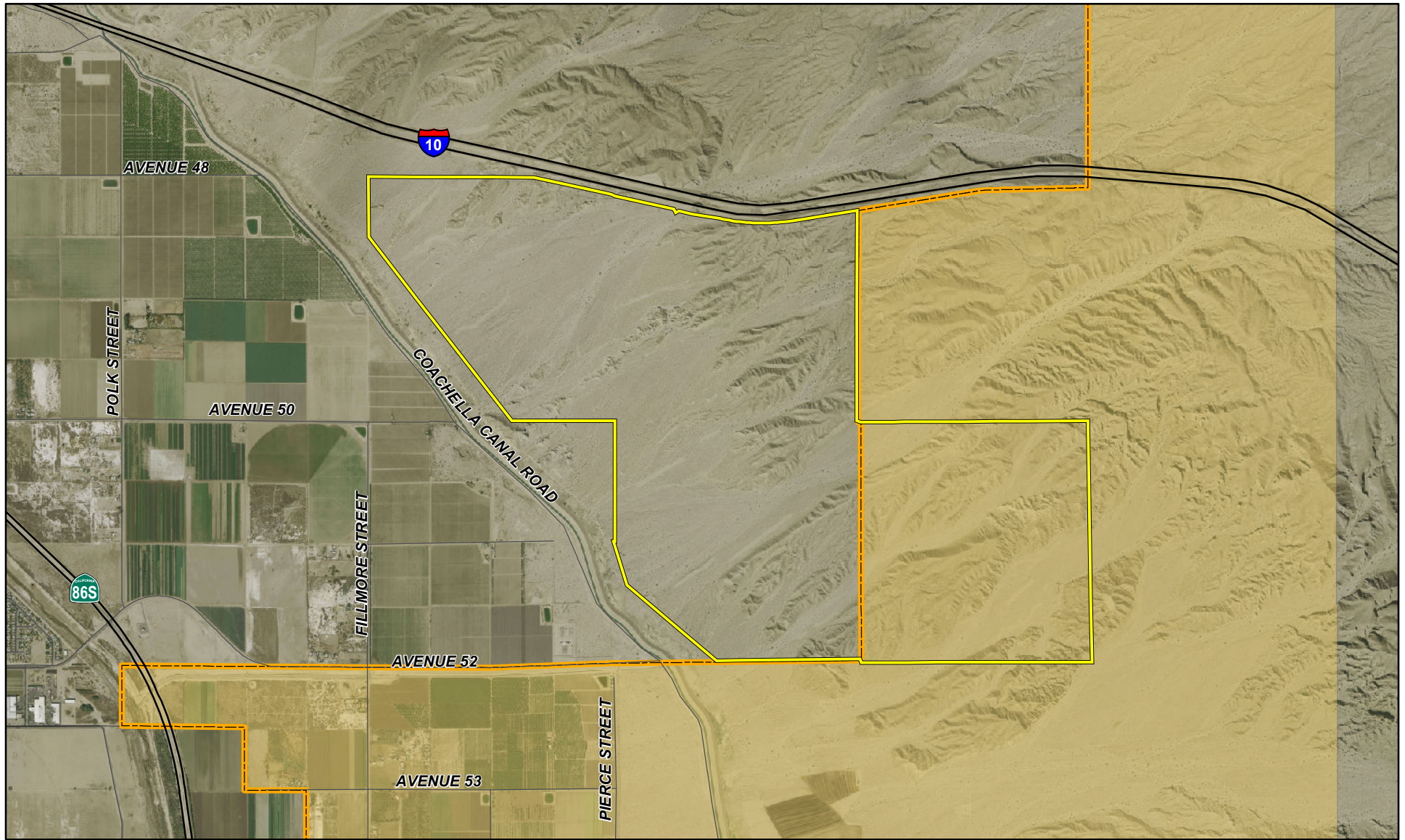
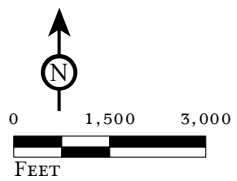


FIGURE 2

LSA



- Project Boundary
- Coachella City Limits
- Coachella Sphere of Influence

SOURCE: AirPhotoUSA, 2008; Riverside County, 2011.

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*La Entrada Specific Plan
Environmental Impact Report
Project Location*

2.0 BACKGROUND AND HISTORY

The proposed La Entrada Specific Plan is a comprehensive amendment of the previously-approved 1989 McNaughton Specific Plan, which allows up to 8,000 residential dwelling units, a mixture of commercial, hotel/hospitality uses, golf course, and other recreational uses on 1,620 acres. Since 1989, the current project applicant has initiated the entitlement process and preparation of the La Entrada Specific Plan, which is intended to amend and supersede the previously-approved McNaughton Specific Plan.

The La Entrada Specific Plan would expand the area included in the Specific Plan from that previously included in the McNaughton Specific Plan by approximately 588 acres in the City of Coachella Sphere of Influence, but it also would reduce intensity of use. Although the project area would increase, the total number of residential units would drop from 8,000 units under the existing zoning to 7,800 units under the proposed plan. The original McNaughton Specific Plan resulted in a gross density of 4.94 dwelling units per acre over its 1,620 acre area; the La Entrada project would result in a reduced density of 3.5 dwelling units per acre over the 2,200 acre project area.

Table 1-1 below summarizes the approved McNaughton Specific Plan. Density categories have been added to allow a direct comparison with the proposed La Entrada Specific Plan amendment.

Table 1-1
Approved McNaughton Specific Plan

Land Use	Gross Acres (AC)	Density (DU/AC)	Dwelling Units (DU)
Residential			
Low Density Residential (LDR)			
Single Family (Hillside)	220	3.5	770
Single Family (Golf Course)	360	5.5	1,980
Medium Density Residential (MDR)			
Townhouse	153	10	1,530
High Density Residential (HDR)			
Condominium	110	20	2,200
Multi-Family	75	20	1,520
<i>Subtotal Residential</i>	<i>919</i>	<i>8.7</i>	<i>8,000</i>
Commercial			
General Commercial	25		
Shopping Center	45		
Office Park	30		
Commercial Recreation (RV Resort)	75		
Hotels/Lodge	75		
<i>Subtotal Commercial</i>	<i>250</i>		
Parks/Recreation			
Rowing Club	10		
Polo/Equestrian Center	78		
Golf Courses	260		
<i>Subtotal Parks/Recreation</i>	<i>348</i>		
Open Space			
Interior Open Space	103		
<i>Subtotal Open Space</i>	<i>103</i>		
MC NAUGHTON SPECIFIC PLAN TOTALS	1,620	4.94	8,000

3.0 EXISTING GENERAL PLAN AND ZONING

The La Entrada Specific Plan is located in both the City of Coachella and unincorporated Riverside County within the City of Coachella's approved Sphere of Influence and General Plan planning area. The following are the respective existing general plan land use and zoning classifications for these two jurisdictions:

3.1 CITY OF COACHELLA

3.1.1 General Plan Land Use

The 1,612-acre portion of the project site located in the City is currently designated as Low Density Residential (RL), Entertainment Commercial (CE), General Commercial (CG), and Open Space (OS). The 588-acre portion located within the City's Sphere of Influence and General Plan planning area is designated Low Density Residential (RL) and Open Space (OS). The City is undergoing a comprehensive General Plan Update, which is anticipated to redesignate the project area to "Specific Plan."

3.1.2 Zoning

The 1,612-acre portion located within the City is zoned General Commercial (C-G), Open Space (O-S), Residential Single Family (R-S), and Residential Multiple Family (R-M), consistent with the previously-adopted McNaughton Specific Plan. The 588-acre portion within the Coachella Sphere of Influence is currently pre-zoned Residential Single Family (R-S) and Open Space (O-S).

3.2 RIVERSIDE COUNTY

3.2.1 General Plan Land Use

The 588-acre portion located within unincorporated Riverside County is currently designated as Agricultural (AG) land use on the Riverside County General Plan Land Use Map.

3.2.2 Zoning

The 588-acre portion located within unincorporated Riverside County is currently zoned Natural Assets (N-A)

4.0 PROJECT OBJECTIVES

The applicant envisions La Entrada as a new Master Planned community within the City of Coachella that will serve as an eastern gateway to the Coachella Valley by offering a mix of residential, commercial, and recreational opportunities organized by the natural character of the land. The project is both system-based and sensitive to the human experience with design concepts that respond to the physical, social, and emotional needs of its residents. Logically-phased infrastructure improvements including roadways (Avenue 50/52 extensions and I-10 Interchange), drainage, etc., have been identified and sensitively incorporated into an Urban Design Concept that celebrates the public realm and place.

As proposed, La Entrada will be a collection of walkable districts with a variety of housing choices organized around key town features such as parks, plazas, recreation and nature as the community's outdoor rooms. La Entrada's bent grid street system follows the site's landform and avoids harsh grading, which design responds to the site's setting. The project employs pedestrian elements such as a village paseo, a village green, view-top parks, linear parks, passive open space, natural trails and active recreation uses (including soccer and civic recreation areas) to integrate the elements.

The project proponent cites sustainability as a core element of the project design. Residential areas have been planned to maximize the potential for passive and active solar energy and to support other efficiencies for land uses and building orientation, transportation and alternative modes of transit, reclaimed water (as it becomes available) and xeriscape, and decreased energy consumption and greenhouse gas emissions. The proposed project is designed to complement the existing desert terrain by incorporating many of the site's natural features and blending development-utilizing transitional landscape programs such as parkway landscaping and edge treatments along residential properties, and preserving natural drainage patterns. The land use plan is intended to reduce vehicle miles traveled by creating a walkable project and providing for alternative modes of transit.

The applicant's proposed project objectives include the following:

- Develop a master planned community that incorporates fundamentals of great neighborhood design by balancing land uses, providing for vehicular and pedestrian mobility, providing for the preservation/enhancement of recreation and open spaces, and reducing the impacts of the previous approvals.
- Establish a land use plan that orients activated uses, community-serving elements, higher densities and mixed-use designations within activity areas ("community cores").
- Reduce development intensity along the periphery and provide a full range of residential, commercial, recreational and business activities and services to the City.
- Create activity nodes with reduced development intensity along the periphery.
- Identify opportunities for a variety of residential land uses throughout the development, with high and medium density uses close to transit and mixed-use activity nodes/community cores.

- Distribute commercial uses throughout the site to promote non-vehicular access to retail services and minimize auto-centric orientation.
- Implement a circulation master plan that enhances connectivity with existing General Plan Circulation Element roadways, promotes connections to existing downtown Coachella via Avenue 50, and provides the opportunity for a new freeway interchange along Interstate 10.
- Create a network of non-vehicular pathways through the development that promotes connectivity to schools, commercial areas, and recreational facilities, allows for greater mobility for residents, and reduces the use of motor vehicles within the project.
- Provide a variety of recreational opportunities incorporating a comprehensive trail system, parks, and recreation areas.
- Develop a land use plan that is responsive to the topography and reduces hillside grading where possible, preserving select natural features in their original state and concentrating higher density residential areas in areas with more gently sloping topography.
- Retain the existing natural drainages on site to use as open space connections for pedestrian mobility along the edges, and for storm flow conveyance.
- Create a land use concept that minimizes development within areas of known geologic hazards through the use of appropriate recreational uses, setbacks, and restricted use areas.
- Promote the use of green building practices and sustainable development methods throughout the project.
- Implement community design and landscaping elements that complement and are responsive to the Coachella Valley desert environment.

5.0 PROJECT DESCRIPTION

The project includes all aspects of construction and implementation of the proposed La Entrada Specific Plan and associated entitlements, permits, and agreements noted in Section 1.7, *Permits and Approvals*. The project information contained in this project description is based on associated applications submitted for the project, the Draft La Entrada Specific Plan, associated project technical studies, and related references.

5.1 LA ENTRADA SPECIFIC PLAN

The La Entrada Specific Plan, a comprehensive amendment to the McNaughton Specific Plan, proposes a master planned residential community on 2,200 acres within the City of Coachella and its approved Sphere of Influence. The Specific Plan proposes:

- A mix of approximately 7,800 residential units (on approximately 990 acres); 135 acres of Mixed Use (High Density Residential, Commercial, Public Facilities, and other Non-Residential uses)
- 61.5 acres of Elementary Schools
- 343.8 acres of Parks/Recreation uses
- 112.2 acres of circulation uses (including on-site interchange grading)
- 556.9 acres of Open Space

Many of the land uses and planning areas in the Specific Plan will be linked by a village paseo approximately 50-80 feet wide, which will connect many of the park/recreation areas with the residential, mixed use, and commercial areas. Table 1-2, Land Use Summary, identifies land uses proposed as part of the Specific Plan.

**Table 1-2
Land Use Summary**

Land Use	Gross Acres (AC)	% Area	Density (DU/AC)	Dwelling Units (DU)	FAR	Square Footage (SF)
Residential						
Very Low Density Residential (VLDR)	66.4	3.02%	0.5-2.9	133	-	-
Low Density Residential (LDR)	449.5	20.43%	3.0-5.9	2,055	-	-
Medium Density Residential (MDR)	382.5	17.40%	6.0-12.9	3,060	-	-
High Density Residential (HDR)	91.6	4.16%	13.0-25.0	1,832	-	-
<i>Subtotal Residential</i>	<i>990.1</i>	<i>45%</i>	<i>7.1</i>	<i>7,080</i>	-	-
Mixed Use (MU)						
Retail Commercial	99.0	4.5%	-	-	0.35	1,260,879
Office Commercial			-	-		250,000
High Density Residential (HDR)	36.0	1.64%	13.0-25.0	720	-	-
Community/Public Facilities*	*	-	-	-	-	-
<i>Subtotal Mixed Use</i>	<i>135.0</i>	<i>6.14</i>	-	<i>720</i>	<i>0.35</i>	<i>1,510,879</i>
School						
Elementary School	61.5	2.79%	-	-	-	-
Parks/Recreation						
Regional Park	176.6	8.03%	-	-	-	-
Community Parks	44.4	2.03%	-	-	-	-
Neighborhood Parks/Vista Points	14.1	0.64%	-	-	-	-
Village Paseo/Linear Park	27.8	1.26%	-	-	-	-
Drainage/Wash Linear Parks	80.9	3.68%	-	-	-	-
<i>Subtotal Parks/Recreation</i>	<i>343.8</i>	<i>15.64%</i>	-	-	-	-
Open Space						
Natural Open Space	381.1	17.33%	-	-	-	-
Drainage/Wash	175.8	7.99%	-	-	-	-
<i>Subtotal Open Space</i>	<i>556.9</i>	<i>25.32%</i>	-	-	-	-
Roadways						
Right-of-Way	99.9	4.54%	-	-	-	-
Interchange Grading	12.3	0.56%	-	-	-	-
<i>Subtotal Roadways</i>	<i>112.2</i>	<i>5.1%</i>	-	-	-	-
SPECIFIC PLAN TOTALS	2,199.5	100%	3.5	7,800		1,510,879

* Community/Public Facilities in the Mixed Use areas may include police station, fire station, places of worship, community center, farmers market, etc.

5.2 LAND USE CONCEPT

The Conceptual Land Use Plan aims to create a community where a diversified mix of housing, commercial, and recreational/open space uses are developed cohesively providing amenities to residents of the planned community and the City of Coachella. The Conceptual Land Use Plan provides four (4) residential land use categories ranging from very low density to high density uses. Many of the High Density residential areas are located in close proximity to commercial uses, with the intent of creating Mixed Use areas within certain locations of the Specific Plan, forming community core areas. Circulation and infrastructure to support uses are also incorporated in the Land Use Plan (refer to Exhibit 3, *Conceptual Land Use Plan*).

5.3 RESIDENTIAL LAND USES

The Specific Plan proposes the development of four (4) residential land uses, as described below:

5.3.1 Very Low Density Residential (VLDR)

The VLDR land use designation proposes up to approximately 133 residential dwelling units within two planning areas on approximately 66.4 acres of the site. As proposed, this land use designation would allow a range of 0.5-2.9 dwelling units per acre although densities could be lower in the easternmost portion of the site. The lower density associated with this designation is meant to complement the open space surrounding these planning areas, and to work with the existing landforms to create a neighborhood that blends with the existing slopes and uses landform grading to the extent possible. The Specific Plan will provide hillside grading guidelines and standards that would apply to these planning areas.

5.3.2 Low Density Residential (LDR)

The LDR land use designation proposes up to approximately 2,055 residential dwelling units within nine planning areas on approximately 449.6 acres of the site. As proposed, this land use designation would allow a range of 3.0-5.9 dwelling units per acre, located predominantly within the northeastern portions of the Specific Plan area east of Street "A." Many of these planning areas are located in areas of higher elevation adjacent to the open space areas along the northeastern edge of the Specific Plan. This low intensity land use provides a transition between the open space areas and the higher intensity development areas of the project.

5.3.3 Medium Density Residential (MDR)

The MDR land use designation proposes up to approximately 3,060 residential dwelling units within 19 planning areas on approximately 382.5 acres of the site. As proposed this land use designation would allow a range of 6.0-12.9 dwelling units per acre although lower densities could be located predominantly along the southwestern portion of the Specific Plan area, with a majority of them sited west of Street "A." Many of these planning areas are located adjacent to the village paseo, park/recreation, and open space areas of the Specific Plan, and are associated with the community core areas of the plan (which are comprised of mixed use and higher density residential uses).

5.3.4 High Density Residential (HDR)

The HDR land use designation proposes up to approximately 1,832 residential dwelling units within six planning areas on approximately 91.6 acres of the site. As proposed this land use designation would allow a range of 13.0-25 dwelling units per acre although lower densities could be located close to Mixed Use areas proposed in the Specific Plan. The HDR planning areas are located mainly along the major

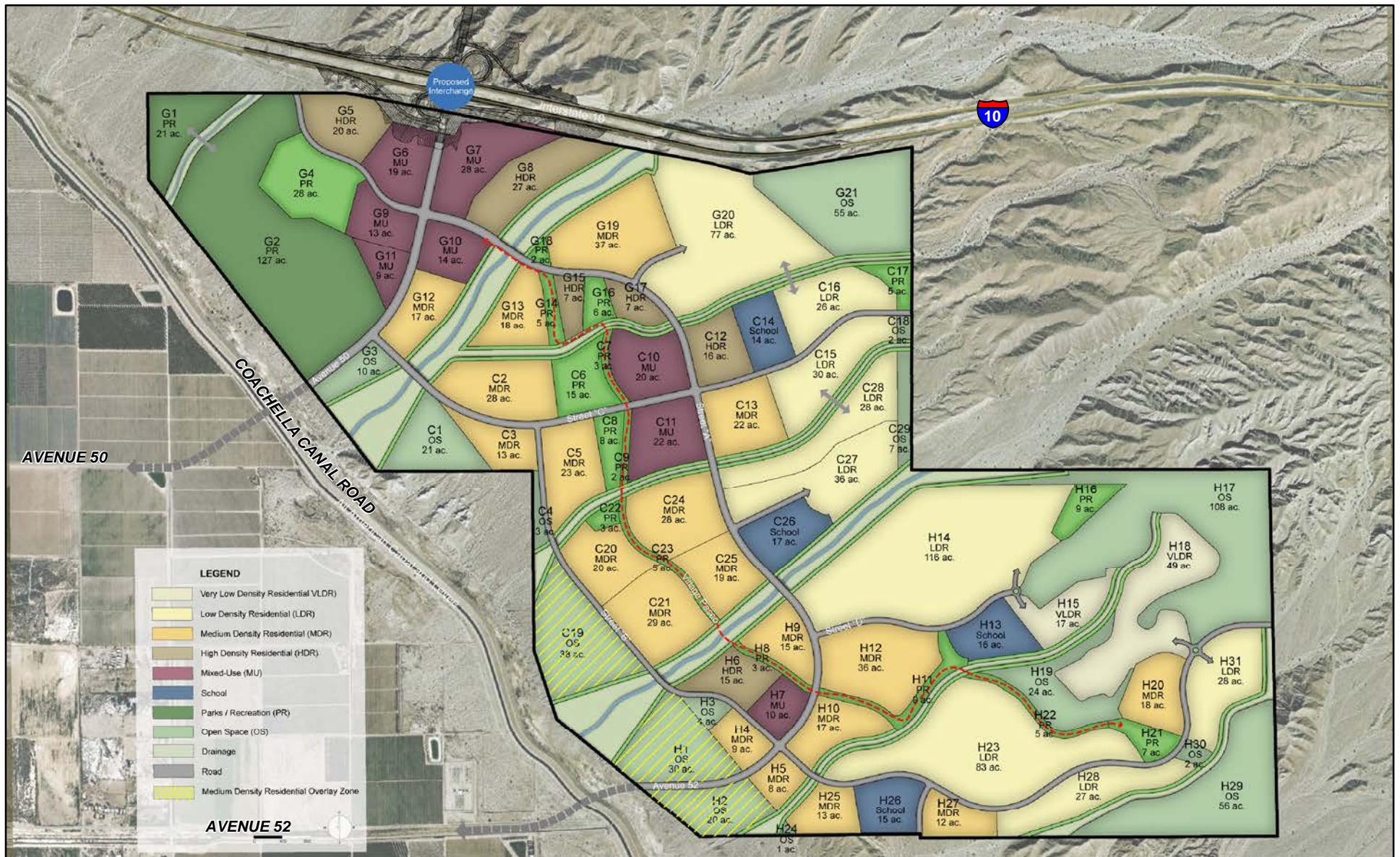


FIGURE 3

LSA

0 1,000 2,000

FEET

SOURCE: RBF, July, 2012.

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La Entrada Specific Plan
Environmental Impact Report
Land Use Plan

collector/arterial roadways within the Specific Plan and adjacent to the freeway. In addition, HDR uses are anticipated within the Mixed Use areas of the plan (see discussion below).

5.4 MIXED USE (MU)

The Mixed Use designation proposes development of commercial/office and other community uses along with high density residential uses in strategic locations through the site, associated with three community core areas of the project. The primary and largest Mixed Use location is proposed at the intersection of Avenue 50 and Street "A" in the northwestern portion of the site. Avenue 50 within this area is proposed to connect to Interstate 10, which will provide this portion of the site freeway access. Two other less intense Mixed Use areas are proposed along the Street "A" corridor. The three Mixed Use areas are connected by the village paseo and the off-street trail system on Avenue "A," or by a potential future Sunline Transit Agency bus route extension to allow for non-vehicular access to the retail services.

Totaling approximately 135 acres, the MU designation would allow up to 99 acres of retail commercial and office use and up to approximately 720 high density residential units within 8 planning areas. Commercial development potential associated with the Mixed Use designation is estimated at approximately 1,510,879 square feet of retail commercial and office use, based on a floor area ratio of 0.35.

In addition to the residential and commercial uses allowed, other community/public facilities (i.e. police station, fire station, places of worship, community center, farmers markets, etc.) could be located within these planning areas.

5.5 SCHOOLS

Four elementary school sites totaling approximately 61.5 acres have been identified within the Specific Plan. These sites range from 15 to 18 acres in size and are anticipated to accommodate elementary school uses that support the Specific Plan.

5.6 PARKS/RECREATION (PR)

Approximately 343.8 acres of Parks/Recreation use are designated within the Specific Plan. These uses can be categorized in the following ways:

5.6.1 Regional Park

Approximately 176.6 acres of the site is designated for regional park use, which is anticipated to accommodate a variety of regional-serving recreational uses. This park area is located west of the proposed extension of Avenue 50 through the project with access to both the future interchange with I-10 and the rest of Coachella to the west. In addition, this park is designed to accommodate recreational uses, both public and commercial, such as an outdoor entertainment venue/amphitheater, sports facilities, including a potential soccer complex, or other large scale uses that involve recreational and related commercial activity. Sports-related uses in this park are anticipated to include lighted fields. The Specific Plan will include lighting standards and guidelines to minimize glare and impacts on surrounding areas.

5.6.2 Community Parks

Approximately 44.4 acres of the site is designated for community parks, which could include a variety of sports facilities (soccer, football, baseball, and basketball), playground equipment, picnic areas, restrooms and other park amenities, and open areas for multi-purpose use. Sports-related uses in this park are anticipated to include lighted fields. The Specific Plan will include lighting standards and guidelines to minimize glare and impacts on surrounding areas.

5.6.3 Neighborhood Parks/Vista Points

Approximately 14.1 acres of the site are designated for passive neighborhood parks/vista points in the upper elevations of the Specific Plan, which will take advantage of the views from certain areas within the site. In addition, as individual planning areas are developed, the creation of smaller neighborhood/mini parks is anticipated to provide small scale recreation opportunities for residents within the proposed residential neighborhoods.

5.6.4 Village Paseo/Linear Park

Approximately 27.8 acres of the site is designated as a 50-80 foot wide Village Paseo/Linear Park, which is intended to provide recreational based access/pathways and provide a unifying feature that connects the residential, mixed-use, open space, and park/recreational areas.

5.6.5 Drainage/Wash Linear Parks

Approximately 80.9 acres of the site is designated as multiple 30-50 foot wide linear parks/greenbelts sited along the edges of the drainage corridors on-site. These linear parks would include off-street trails 14-feet in width on the upper edges of the drainage channel corridors and facilitate bicycle, NEV and pedestrian connections between homes, schools, and the mixed use areas of the project.

5.7 OPEN SPACE (OS)

Approximately 556.9 acres of the Specific Plan are designated for Open Space use, which can be categorized as follows:

5.7.1 Natural Open Space

Approximately 381.1 acres of the site are designated as natural open space which includes areas generally left in their original condition, due to steep topography, the presence of geologic constraints such as faults, and/or other conditions preventing development from occurring within these areas. The westernmost open space areas serve as a fault setback zone.

5.7.2 Drainage/Wash

Approximately 175.8 acres of the site are designated drainage/wash to accommodate the seven existing drainage features that traverse the Specific Plan area. These areas are reserved for the conveyance and storage of on-site and off-site storm water runoff. As proposed, several of the parks/recreation uses will be sited in close proximity to some of these drainages, which may provide additional opportunities for recreational use. The upper edges of these wash areas will incorporate a linear park/greenbelt that will include an off-street trail 14-feet in width to allow for both bicycles and pedestrians. This linear park/greenbelt will also incorporate native landscaping. These trails will help provide a connection between the Paseo and Elementary Schools.

5.8 ON-SITE VEHICULAR CIRCULATION

The Circulation Plan consists of approximately 99.9 acres of land dedicated to the roadway network necessary to serve the proposed project. In addition, a network of multi-use trails (village paseo), bikeways and pathways would be developed within the project, to provide residents with additional mobility options throughout the development. An additional 12.3 acres of grading for the I-10 interchange is also present within the property boundaries.

The Circulation Plan provides regional access from Avenue 50 and Avenue 52, and from a proposed future interchange with Interstate 10 along the northern border of the Specific Plan. The I-10 interchange has been proposed as a separate project that would serve areas both north and south of the freeway. The La Entrada Specific Plan is designed to accommodate the proposed future interchange, but it is not reliant on it for access. The Specific Plan area allows for approximately 12.3 acres of potential future interchange grading outside of the existing I-10 right-of-way. Internal circulation includes arterial and collector roadways that connect with the regional access points as well as provide off-site access to private properties to the east and south. All roadways within the project site are within the City of Coachella and its approved Sphere of Influence. Traffic movement generated by the proposed project is planned for street designs that support and meet City of Coachella Level of Service Criteria. Refer to Exhibit 4, *Circulation Plan*.

The Vehicular Circulation System proposed for the La Entrada Specific Plan is a hierarchy of roadways that include the following:

5.8.1 Arterials

5.8.1.1 6-Lane Arterial.

Avenue 50 is proposed as a 6-lane major arterial roadway that would be extended eastward from its present terminus at Highway 86S and then eastward over the Coachella Branch of the All American Canal providing access into the Specific plan area and then it could traverse northeast through the site to the proposed future interchange along the I-10 Freeway if the interchange is to be built as a separate project. This roadway is anticipated to provide regional access between the Specific Plan area and the rest of the City of Coachella to the west and from I-10 Freeway, if the interchange is constructed, and accommodate traffic generated by the Specific Plan project. In addition to Avenue 50, a portion of proposed Street "A" in the Specific Plan area will also be designed as a 6-lane Arterial.

The six-lane Arterial is anticipated to include a raised landscaped median and incorporate a 14-foot improved off-street trail on both sides of the road which includes an 8-foot wide bicycle lane and a 6-foot-wide pedestrian path. Avenue 50 is anticipated to be constructed in phases, with grading and a portion of pavement in the project's first phase and the remaining right-of-way in succeeding phases, depending upon traffic study recommendations and development of the proposed future I-10 interchange.

5.8.1.2 4-Lane Arterial

Avenue 52 is proposed as a 4-lane arterial that would extend from its present terminus eastward over the Coachella Branch of the All American Canal and provide access to the southern portions of the project and provides a second access to the Specific plan area from the west. Avenue 52 is anticipated to include a raised landscaped median and incorporate a 14-foot improved off-street trail on one side of the road which includes an 8-foot wide bicycle lane and 6 foot wide pedestrian path. Pedestrian paths would be provided on both sides of the road. Avenue 52 is anticipated to be constructed in phases, with grading and

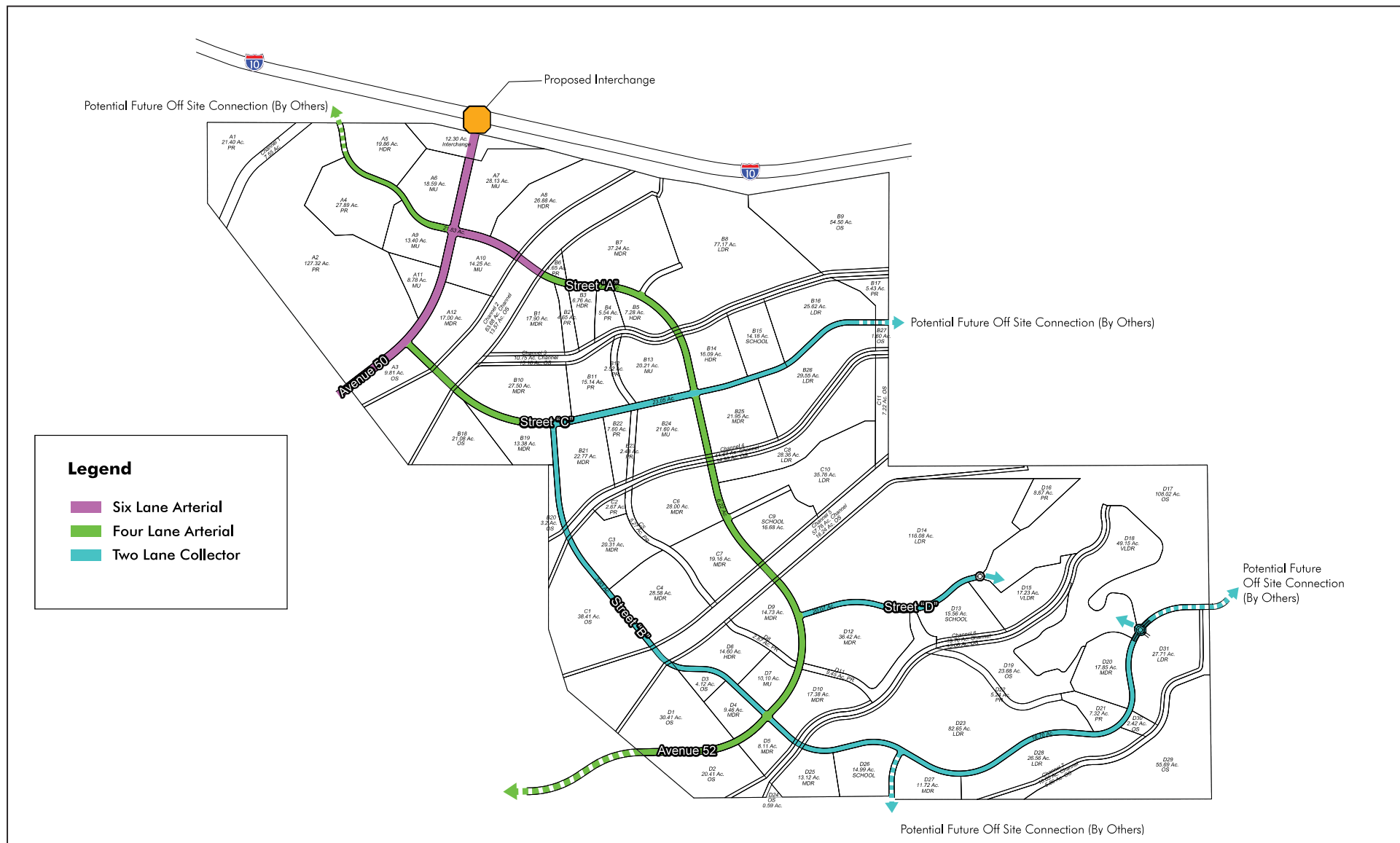


FIGURE 4

*La Entrada Specific Plan
Environmental Impact Report
Circulation Plan*

a portion of pavement in the project's first phase and the remaining right-of-way in succeeding phases if required by the project's traffic study.

In addition to Avenue 52, the remainder of Street "A" east of the primary drainage channel and a portion of Street "C" (between Street "B" and Avenue 50) are proposed as a 4-lane Arterials. These roadways are anticipated to accommodate traffic from the mixed use, low/medium/high density residential, and school uses proposed in the central portion of the Specific Plan. The 4-lane Arterial is anticipated to include a raised landscaped median and incorporate a 14-foot improved off-street trail on the one side of the road which includes an 8-foot wide bicycle lane and 6 foot wide pedestrian path. Pedestrian paths would be provided on both sides of the road.

5.8.1.3 2-Lane Collector

All other backbone roadways (Streets "B", "D" and a portion of Street "C") are proposed as 2-lane collector roads that will provide access to the remaining planning areas within the Specific Plan. . The 2-lane collectors would include an eight foot wide on-street striped bicycle lane.

5.8.2 Local Streets

Local streets will be developed within each planning area in accordance with the overall circulation goals and objectives of the project. Local streets will be designed in a way to provide adequate and safe access to all proposed neighborhoods within the Specific Plan.

As currently designed, Streets "B" and "D" terminate in the upper eastern portion of the site in a potential roundabout configuration, which would allow for internal connection between these streets as part of subdivision design for these neighborhoods.

5.9 NON-VEHICULAR CIRCULATION

5.9.1 Trails

The project includes a system of on- and off-street trails for the use of bicycles, pedestrians, and allows for future use by Neighborhood Electric Vehicles (NEVs). Six- and four-lane arterials within the project include 14-foot-wide off-street trails with separated pavement sections for bicycles/NEVs and pedestrians. Collectors include striped 8-foot-wide on-street bicycle lanes. In addition, as part of the open space concept, a 50-80-foot-wide paseo/linear park will include an off-street trail to connect the neighborhoods of the project and provide linkages to schools and mixed use areas. Additional off-street trails on the upper edges of the drainage channel corridors will also facilitate bicycle, NEV and pedestrian connections between homes, schools, and the mixed use areas of the project.

5.9.2 Neighborhood Electric Vehicles

NEVs may include several types of small electric vehicles as defined by the California Vehicle Code, including golf carts and electrically powered low-speed vehicles. Under existing law, NEVs may utilize any residential street with a speed limit of less than 25 miles per hour and other streets with a posted speed limit of less than 35 miles per hour. In addition, in La Entrada, NEVs may utilize the off-street trails provided on Avenues 50 and 52 and Street "A" as well as the trails within the village paseo and on the edges of the drainage channels. The potential use of NEVs within La Entrada is intended to provide alternate modes of transportation and reduce vehicle miles traveled within the community. The La Entrada circulation and trail plans allow for, but do not mandate, the use of NEVs.

5.9.3 Transit and Mobility

La Entrada presents an opportunity for extension of existing Sunline Transit Agency bus routes up the Avenues 50 and 52 corridors and looping within the project on Street "A." An extension of the existing Sunline Transit Agency bus routes would allow for public transit connection of the high density residential uses, mixed use areas, parks with the existing community.

5.10 OFF-SITE IMPROVEMENTS

5.10.1 Circulation

The proposed project will take access from Avenue 50 and Avenue 52 from the west. Off-site roadway improvements are proposed to connect the General Plan Circulation Element roadways to the La Entrada backbone circulation system. Both of these roadway connections require crossings of the Coachella Branch of the All American Canal and the existing Bureau of Reclamation levee which are located on the property's western edge. The proposed crossings will consist of a fill embankment over a box culvert at the Canal, and a fill embankment at the existing levee with concrete arch culverts for drainage of regional flood events.

5.10.1.1 Avenue 50

Avenue 50 is anticipated to be extended approximately 2,600 linear feet east from the current terminus of the paved roadway at Fillmore Street to the project boundary. It is assumed that this roadway would be a 6-lane arterial road similar to what is proposed in the Specific Plan circulation plan. Exhibit 5 shows the anticipated footprint of this off-site improvement.

5.10.1.2 Avenue 52

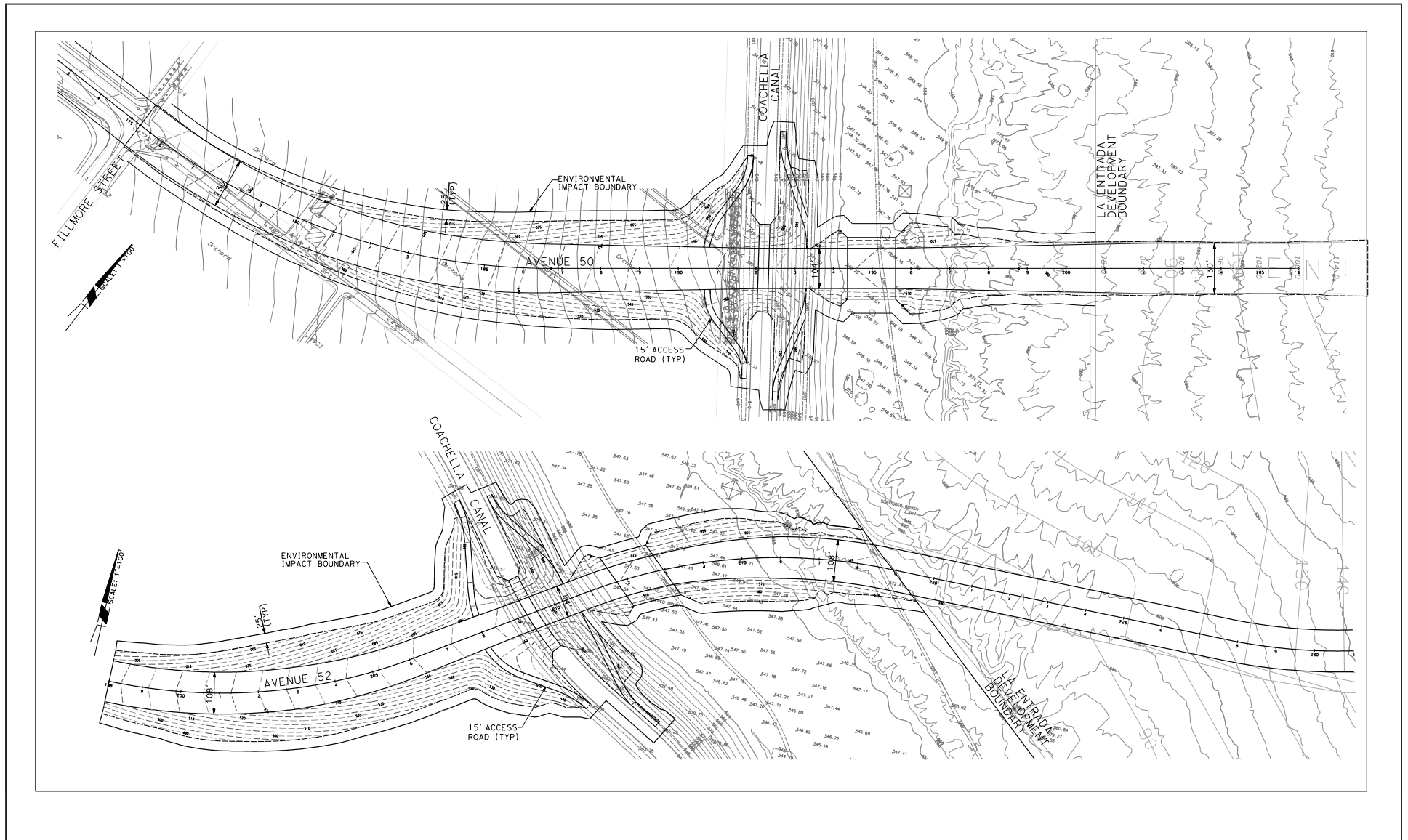
Avenue 52 is anticipated to be extended approximately 1,300 linear feet east from the current terminus of the paved roadway (400 feet west of the Canal) to the project boundary. It is assumed that this roadway would be a secondary arterial road similar to what is proposed in the Specific Plan circulation plan. Exhibit 5 shows the anticipated footprint of this off-site improvement.

5.10.1.3 Proposed Freeway Interchange

Avenue 50 is proposed to traverse the Specific Plan area and terminate at a proposed freeway interchange along the I-10 Freeway. This interchange is currently anticipated to be constructed with two slip ramps, two hook ramps, and two loop ramps, which will provide ingress/egress along the westbound and eastbound portions of the freeway in this part of the City. This new interchange is intended to provide greater regional access to this portion of the City. CEQA clearance for this proposed interchange is not considered a part of the environmental analysis within the La Entrada EIR, so it will be performed under a separate environmental document.

5.11 GRADING

Grading of the project site will be conducted using a phased approach, with the ultimate goal of balancing cut and fill activities within the site. In total, the project proposes the excavation and placement of approximately 17,687,000 cubic yards of earthwork within the developed footprint of the proposed project and the earthwork required for the Avenues 50 and 52 crossings of the All American Canal. Areas identified as natural open space will generally remain ungraded except where certain infrastructure needs to be constructed (water line, tank, etc.). Mass grading of the site will be conducted in a manner consistent with the proposed Conceptual Grading Plan (refer to Exhibit 6, *Conceptual Grading Plan*) and will



LSA

FIGURE 5

*La Entrada Specific Plan
Environmental Impact Report
Off-site Roads*



LSA



FIGURE 6

*La Entrada Specific Plan
Environmental Impact Report
Grading*

generally start in the lower (western) portions of the site and move towards the higher elevations of the site in the east as development occurs. Grading will be performed on a phased basis to minimize export and balance grading quantities on the project site. It is anticipated that grading will be contained within the project boundaries, extending beyond the project boundaries only in cases where off-site infrastructure improvements such as road or utility improvements are required. As a requirement of the Specific Plan, grading plans will be designed so that no import or export from the site is required, and so as to conform and adhere to applicable City and County standards. The Specific Plan will include project specific grading guidelines and standards.

5.12 DRAINAGE

The site is traversed by seven alluvial drainages which trend in a southwest direction and terminate at the East Side Dike of the Coachella Canal on the project's southwestern edge. The project would channelize these drainages through the site and continue to convey storm water flows to the East Side Dike and from there to the Whitewater River via Wasteway No. 2. A backbone drainage system for internal project related flows will also be provided that will convey flows to these regional channels and provide an appropriate level of flood protection.

5.13 WATER AND SEWER

The project will provide water and sewer infrastructure to serve the La Entrada land uses. Water and sewer lines will be extended to the project site from existing facilities in the City of Coachella via existing and planned public rights of way in Avenues 50 and 52. Additional well sites may be required.

5.14 PROJECT PHASING

Development of the project would occur in a series of phases and be coordinated closely with the construction/extension of the regional roadway network (Avenue 52 and Avenue 50) over the Coachella Branch of the All American Canal and the future new proposed interchange along the I-10. Development of the proposed project is anticipated to occur in four (4) master phases, based on future development patterns and existing and future availability of infrastructure. Streets, emergency vehicle access, utilities, and off-site improvements would be constructed as part of each corresponding phase. The phasing plan does not prohibit the simultaneous development of more than one (1) phase of development. Each master phase of the Specific Plan can also be divided into sub-phases if the market demand dictates that one (1) portion be developed prior to others. Each overall phase would be designed as independent of other phases, so subsequent phases could commence prior to the completion of previous phases. Ultimate timing of phases would be based upon infrastructure requirements, market demand, and City approval.

6.0 PERMITS AND APPROVALS

The project will require a variety of approvals from local, State and Federal agencies. Table 1-3, Requested Approvals, lists anticipated agreements, permits, and approvals.

**Table 1-3
Requested Approvals**

Permit/Approval Currently Being Sought	Agency
Final EIR Certification	City of Coachella
Specific Plan 88-3 Amendment Adoption	City of Coachella
General Plan Amendment*	City of Coachella
Zone Change/Pre-Annexation Zoning	City of Coachella
Development Agreement	City of Coachella
Annexation and Plan of Services Review	City of Coachella/Riverside County LAFCO
Large Lot Tentative Tract Map Approval	City of Coachella
Water Supply Assessment	City of Coachella – Water Department
Funding For Roads and Bridges Infrastructure	Riverside County Transportation Commission / Coachella Valley Association of Governments
Crossings over the All-American Canal	Coachella Valley Water District / Bureau of Reclamation
1602 Permit	California Department of Fish and Game
404 Permit	U.S. Army Corps of Engineers
401 Permit	Regional Water Quality Control Board
NPDES	Regional Water Quality Control Board

* The City of Coachella is undergoing a comprehensive General Plan update. It is anticipated that the update will incorporate a new designation of “Specific Plan” for the La Entrada project area. If this occurs prior to approval of the La Entrada Specific Plan, no General Plan Amendment would be required. However, a General Plan Amendment is assumed for purposes of environmental analysis.

As listed above, one (1) of the approvals associated with the proposed project is the execution of a Development Agreement between the City and the applicant. It is anticipated that the Development Agreement will document certain agreed-upon terms and obligations related to carrying out the proposed project. This Development Agreement, however, will not authorize any ground-disturbing activities or other activities that may result in direct or reasonably foreseeable indirect impacts to the environment beyond those to be documented and analyzed in the project’s EIR. Additionally, the Development Agreement would not alter mitigation measures as they are described in the project’s EIR.

7.0 PROBABLE ENVIRONMENTAL EFFECTS

The project's probable environmental effects will be analyzed in detail in the Environmental Impact Report. Based on preliminary study and previous technical analysis of the site, the most likely areas of environmental concern per CEQA are Air Quality, Biological Resources, Cultural Resources, Geology, Greenhouse Gas Emissions, Hydrology, Noise, and Traffic. Each of these subject areas is likely to have associated mitigation measures to reduce environmental impacts below a level of significance. Some, such as Air Quality, may have associated mitigations that still may not reduce impacts to below a level of significance, which is typical of projects of this size in the Coachella Valley.

Due to the certainty of Environmental Impact Report preparation, no Initial Study is attached.

COMMENT LETTERS



August 3, 2012

Mr. Luis Lopez
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez

RE: La Entrada Specific Plan

Time Warner Cable would presumably construct its facilities for the project in question within an underground joint trench shared with local utilities. At this time we have no further comment pending the completion of your agency's EIR.

Please direct correspondence regarding this project to me; I can also be reached at 760-674-5455 Monday thru Friday 7:30 am to 4:00 pm.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Lee Hobson", written in a cursive style.

Lee Hobson
Construction Manager
Time Warner Cable
West Region – Desert Cities System
83473 Avenue 45
Indio, CA 92201
lee.hobson@twcable.com

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

79-650 Varner Road
Indio, CA 92203-9704
(760) 772-8911
(760) 360-7839 (FAX)
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



August 6, 2012

File No.: 630.12917.16014

City of Coachella
Attention: Mr. Luis Lopez
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

In response to your notice of preparation of a drafted environmental impact report for the proposed "La Entrada Specific Plan," I have identified key points in relation to traffic and law enforcement in and around the proposed expansion area.

With the addition of seventy-eight hundred residential homes, the development of two-hundred and fifty gross acres of commercial space, and another three-hundred and forty-eight acres of parks and recreation facilities; the volume of automobile traffic and sheer population will greatly expand, beyond current capabilities or public expectations. The expansion of Avenue 50 and 52, and the proposed I-10 interchange expansion, will have a profound impact to traffic in and around those three arteries. This includes response times to emergency or nonemergency calls.

Lastly, the environmental impact report did not address the proposed population increase. With an expansion such as this, community leaders, law enforcement, and first responders need to have an understanding of population impact. This will enhance our service to the public and identify shortcomings in staffing, mutual aid requests, and dedicated resources to the area.

Please feel free to contact Sergeant Mike Bush of this Command at (760) 772-8911, if you have any questions or need further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "L. Quattlebaum".

L. QUATTLEBAUM, Lieutenant
Acting Commander
Indio Area



Safety, Service, and Security

An Internationally Accredited Agency



August 3, 2012

Luis Lopez
Development Services Director
City of Coachella-Development Services Dept.
1515 Sixth Street
Coachella, CA 92236

Re.: SB18 Native American Consultation and Project Notification for the Proposed
La Entrada Specific Plan Project, City of Coachella, Riverside County, California

Dear Mr. Lopez:

Thank you for contacting the Cabazon Band of Mission Indians regarding the above referenced project.

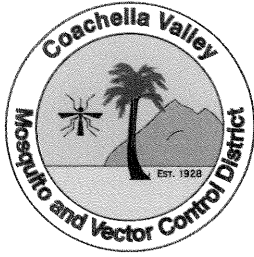
The project is located on Cabazon traditional use area. The Cabazon Band has no specific archival information on the site indicating that it may be a sacred/religious site or other site of Native American traditional cultural value. The Cabazon Band recommends that there be a qualified archaeologist on site during all ground disturbing activities because of the likelihood of finding previously unknown cultural sites in the project area.

We look forward to continued collaboration in the preservation of cultural resources or areas of traditional cultural importance.

Sincerely,

Judy Stapp
Director of Cultural Affairs





Coachella Valley Mosquito and Vector Control District

43-420 Trader Place • Indio, CA 92201 • (760) 342-8287 • Fax (760) 342-8110

• Toll Free 1-888-343-9399

E-mail: CVmosquito@cvmvcd.org • Website: www.cvmvcd.org

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Rancho Mirage

BRANKA B. LOTHROP, Ph. D.
General Manager

August 14, 2012

To: Luis Lopez
Development Services Director
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Subject: Comments regarding Notice of Preparation of a Draft Environmental Impact Report for the La Entrada Specific Plan

Dear Mr. Lopez,

Thank you for the opportunity to express the position and concern of the Coachella Valley Mosquito and Vector Control District (hereafter, the District) regarding the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the La Entrada Specific Plan.

The District is a non-enterprise independent special district accountable to the citizens of the Coachella Valley, charged with the protection of public health through the control of vectors and vector-borne diseases within its boundaries. We operate under the California Health and Safety Code Division 3, Sections 2000-2910 (known as the Mosquito Abatement and Vector Control District Law). Our activities include the prevention and control of mosquitoes, filth flies, eye gnats, and the red imported fire ant.

The project will result in an increase in storm water retention sites, which could provide additional habitat for larval mosquitoes. The location of the site downwind from agricultural areas may result in an increased need for fly control. The irrigation of the property could increase the suitability of the land for red imported fire ants. The development of the property will result in an increase of the vector populations, and with the increase of the population of humans in the Coachella Valley, we anticipate that more people may be at risk of contracting vector-borne diseases. There are a number of construction practices and landscaping options that will reduce and potentially prevent the production of mosquitoes and red imported fire ants in the area. We look forward to working with you and with PSAV LLC to reduce these risks by advising on prevention strategies.

The Notice of Preparation references the McNaughton Specific Plan (1989). My review of the McNaughton Specific Plan showed that no reference was made to

our services. If you would like to learn more about our services and our responsibilities, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Henke". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Henke".

Jennifer Henke, M.S.
Environmental Biologist
jhenke@cvmvcd.org

cc: Branka B. Lothrop, Ph.D., General Manager
Jeremy Wittie, M.S., Scientific Operations Manager
Sharon Lock, President of the Board
Steven B. Quintanilla, General Counsel

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



September 6, 2012

Luis Lopez
Development Services Director
City Coachella
1515 Sixth Street
Coachella, CA 92236

RE: SB 18 Native American Consultation request for the Proposed La Entrada Specific Plan, Coachella, CA

Dear Mr. Lopez:

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to invite the Tribal Historic Preservation Office (THPO) in the SB18 consultation process. The La Entrada Project is not located within the boundaries of the ACBCI Reservation however it is within the Tribe's Traditional Use Area (TUA). The THPO has the following comments:

According to our records there are several resources located within the project area. Several surveys have revealed surface artifacts, features and Indian trails. Documented oral tradition provides information to be considered in EIRs, mitigations measures and treatment plans. Dr. Lowell Bean's book *The Cahuilla Landscape* (1991) describes a Cahuilla place name location, *Palaiyi*. *Palaiyi* is potentially located near or within the proposed project boundaries. The Cahuilla have used the surrounding areas for food gathering, trail networking and sacred rituals.

Because of the sensitivity of this area the ACBCI THPO requests the following to be considered and incorporated into the Specific Plan:

1. We request a thorough background research in traditional Cahuilla landscapes and oral history to better understand the cultural significance and potential impacts to the Cahuilla traditional places. This research shall be added to the historic and prehistoric sections of the plan under Cultural Resources
2. We request the plan include formal consultations with local tribes to discuss future developments in the proposed area, to discuss potential mitigation, to discuss potential treatment plans
3. We request a 100% survey and cultural resource inventory is required by a qualified archaeologist prior to the any future development activities.
4. We request copies of any associated cultural resource reports and site records that might be generated in connection with these efforts for review and comment
5. We request a review period of 45 days to review the associated cultural resource reports and site records and will provide additional comments, such as proposed mitigation measures or conditions of approval, at that time.
6. We request an Approved Cultural Resource Monitor(s) must be present during any

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264

T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV



ground disturbing activities by developers. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the Agua Caliente Tribal Historic Preservation Officer. Work on the overall project may continue during this assessment period.

7. We request specification if human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

The Tribe requests consultation pursuant to SB 18 (Government Code §65352.3) on this proposed project. Please contact our offices for further consultation. Again, the Agua Caliente Tribe appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 699-6907. You may also email me at ptuck@aguacaliente-nsn.gov.

Cordially,

Patricia Garcia-Tuck, Director
Tribal Historic Preservation Office
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

c: Agua Caliente Cultural Register

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South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

August 15, 2012

Luiz Lopez
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Notice of Preparation of a CEQA Document for the La Entrada Specific Plan

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as the recently released CalEEMod. This model is available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

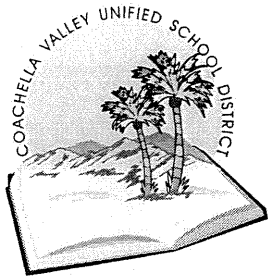
Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
RVC120719-03
Control Number



COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

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

August 9, 2012

Mr. Luis Lopez
Development Services Director
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Subject: La Entrada Specific Plan

Dear Mr. Lopez,

We are excited to learn that the above-referenced Specific Plan is on its way and would like to work with the developer and the City to address the needs for the School District.

As you are aware, the District must address new schools to serve the students generated from this project. The School District's existing schools are already overpopulated. The need for future schools requires the School District to work with developers and the City of Coachella to coordinate and create solutions to serve students and the community on upcoming developments.

The School District has estimated that with the addition of this project within the City of Coachella, there will be a need for the following additional schools:

<u>Grade Level</u>	<u>Quantity</u>	<u>No. of Acres Needed Per School</u>
Elementary (K-6)	3	16-20
Middle School (7-8)	1	25-30

The School District is open to the possibility to include some joint use projects with the City of Coachella for community parks.

We would appreciate the opportunity to meet with the City and the developer to discuss the needs of the school district relative to this future development. Please contact me at your earliest convenience at (760) 398-5909, Ext. 203.

Sincerely,

FOR 
Elsa F. Esqueda
Director of Facilities

Cc: Dr. Derwin S. Adams, Superintendent



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

August 15, 2012

File: 0126.2

1150.10

1150.102

Luis Lopez
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Notice of Preparation of Draft Environmental
Impact Report for La Entrada Specific Plan

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Notice of Preparation of a Draft Environmental Impact Report for the La Entrada Specific Plan located in Coachella, Riverside County. CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of 265,000 throughout the Coachella Valley in Southern California.

At this time, we submit the following comments regarding the proposed project:

1. Water supply for the proposed project would be in accordance with: a) the enclosed September 9, 2009 Memorandum of Understanding between CVWD and the city of Coachella; and b) the 2010 Coachella Valley Water Management Plan Update.
2. CVWD is working closely with the developer to determine the regional flood hazards and required mitigation measures to protect existing CVWD facilities, as well as, meet applicable regulations and standards (please see enclosed letter dated March 6, 2012).
3. Please coordinate with CVWD regarding all improvements proposed within or immediately adjacent to the Coachella Canal and associated levee rights-of-way. The US Bureau of Reclamation will need to approve all proposed right-of-way impacts along the Coachella Canal.

If you have any questions, please call Luke Stowe, Senior Environmental Specialist, at extension 2545.

Yours very truly,

Mark L. Johnson
Director of Engineering



Enclosures/2/as

LS:pr/eng/env/12/aug/Coachella La Entrada



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

August 14, 2012

Mr. Luis Lopez
City of Coachella
1515 Sixth Street
Coachella, California 92236

NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL REPORT FOR THE LA ENTRADA SPECIFIC PLAN PROJECT (SCH#2012071061), RIVERSIDE COUNTY

Dear Mr. Lopez:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation of a Draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document:

"The La Entrada Specific Plan, a comprehensive amendment to the previously approved McNaughton Specific Plan, proposes a master planned residential community on 2,200 acres within the City of Coachella and its approved Sphere of Influence. The site consists of approximately 2,200 gross acres, of which approximately 1,612 acres are currently in the City of Coachella and 588 acres in unincorporated Riverside County but within the City of Coachella's Sphere of Influence (SOI) and the planning area of the City as identified in the City of Coachella General Plan. The project site is located along the foothills of the Little San Bernardino Mountains on the eastern flank of the Coachella Valley, north of the Salton Sea. The site is located south of Interstate 10 (I-10) and north of the Coachella Branch of the All American Canal, both of which are presently barriers to vehicular access to the site. The project includes all aspects of construction and implementation of the proposed La Entrada Specific Plan and associated entitlements, permits, and agreements."

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- EnviroStor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - EnviroStor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S. EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be

clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If the project site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Mr. Luis Lopez
August 10, 2012
Page 4

- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.
- 10) Also, in future CEQA document, please provide your e-mail address, so DTSC can send you the comments both electronically and by mail.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,

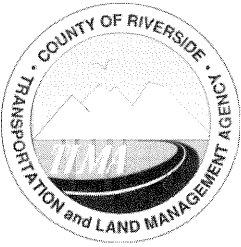


Rafiq Ahmed
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
Attn: Nancy Ritter
nritter@dtsc.ca.gov

CEQA # 3616



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY
Transportation Department



Juan C. Perez, P.E., T.E.
Director of Transportation

August 15, 2012

City of Coachella
Attn: Luis Lopez
Development Services Director
1515 Sixth Street
Coachella, CA 92236

Subject: Notice of Preparation of a Draft Environmental Impact Report
La Entrada Specific Plan
City of Coachella

Dear Mr. Lopez:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the La Entrada Specific Plan within the City of Coachella. The applicant proposes a Master Planned Community consisting of 7,800 residential units; 135 acres of Mixed Use (High Density Residential, Commercial, Public Facilities, and other Non-Residential uses); 61.5 acres of Elementary Schools; 343.8 acres of Parks/Recreation uses; 112.2 acres of circulation uses (including on-site interchange grading); 556.9 acres of Open Space within the City of Coachella and 588 acres of the Sphere of Influence of the City of Coachella within Riverside County. We offer the following comments.

The Riverside County Transportation Department (RCTD) has reviewed the proposal and found that Avenue 52 is being realigned to fall within the project boundary and will no longer continue easterly of Pierce Street along the border of the City of Coachella and the County of Riverside as currently shown in the City's Circulation Element and Riverside County's Circulation Element. This realignment will require a General Plan Amendment to be filed by the applicant with the County to amend the County's Circulation Element to remove Avenue 52 within the County, and the Draft EIR needs to include a description of the General Plan Amendment as part of the project description and an analysis of impacts due to the realignment. One of the impacts of the realignment that will need to be analyzed will involve identifying how access will be provided to APN: 763-190-006 located southerly of the project and adjacent to the easterly side of the Coachella Canal.

The NOP indicates that four (4) Elementary Schools are proposed for the project, but does not indicate that any on-site High School campus will be provided within the project boundary. Please identify the High School locations that will serve the project's anticipated High School students and any associated traffic impacts that may result to County roadways.

City of Coachella
Page 2
August 15, 2012

The RCTD requests that the traffic study for the proposed development address potential impacts and mitigation measures on any Riverside County roadways in the area included in the Riverside County General Plan. In addition, intersections where the proposed project would add 50 or more peak hourly trips shall be analyzed. Necessary improvements to mitigate project impacts shall be identified, and responsibility for the needed improvements shall be designated.

RCTD requests that Riverside County Traffic Study Guidelines be followed for the impact analysis for facilities within Riverside County. The most recent Traffic Study Guidelines can be found on the RCTD website (http://www.rctlma.org/trans/documents/pamphlets/traffic_impact_anaylsis.pdf).

The cumulative analysis shall include all approved and pending development projects within the County of Riverside and the City of Coachella that are located within one mile of the proposed development. Kevin Tsang in the Transportation Department should be contacted for information regarding cumulative projects in Riverside County (ktsang@rctlma.org).

Thank you again for the opportunity to review the NOP. We look forward to receiving Draft EIR and the traffic impact analysis for construction of the development. Please send the traffic analysis to my attention at the following address:

Riverside County Administrative Center
Attn: Farah Khorashadi
4080 Lemon Street, 8th Floor
Riverside, CA 92502

Sincerely,



Farah Khorashadi, P.E.
Engineering Division Manager

KT:FK:rg

cc: Juan C. Perez, Director of Transportation and Land Management
Patricia Romo, Deputy Director

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



May 9, 2012

Mr. Gabriel Perez, Senior Planner

City of Coachella Development Services Department

1515 Sixth Street
Coachella, CA 92236

Sent t by FAX to: 760-398-5421

No. of Pages: 3

Re Tribal Consultation Pursuant to Government Codes No. 127e §§ 65092, 65351, 65352.3, 65352.4, 65560 and 65562.5 (SB 18) for the General Plan Amendment, Land Designation Change to C-N, Neighborhood Commercial; located on 15-acres in the City of Coachella; Riverside County, California

Dear Mr. Perez:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. The Native American Heritage Commission is the state "trustee agency" designated for the protection of Native American Cultural Resource pursuant to CA Public Resources Code §21070. In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

Attached is a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect (APE). The tribal entities on the list are for your guidance for **government-to-government consultation** purposes. Pursuant to CA Public Resources Code §5097.95, please provide pertinent project information to the tribal consulting parties.

The NAHC did perform a Sacred Lands File search of the 'area of potential effect' (APE): No Native American cultural resources identified within the APE. However, this area is known to the NAHC to be very culturally sensitive. Consulting with Native American tribes is the appropriate protocol. Tribal Governments have 90 days to comment from the receipt of the County's letter inviting consultation.

The Native American Heritage Commission works with Native American tribal governments regarding its identification of 'Areas of Traditional Use.' The Commission may adjust the submitted data defining the 'Area of Traditional Use' in accordance with documentation provided by consulting tribes, generally accepted ethnographic, anthropological, archeological research and oral history.

If you have any questions, please contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Tribal Government Consultation List

**California Native American Tribal Consultation List
Riverside County**

May 9, 2012

Cabazon Band of Mission Indians
David Roosevelt, Chairperson
84-245 Indio Springs Parkway Cahuilla
Indio, CA 92203-3499
(760) 342-2593

Augustine Band of Cahuilla Mission Indians
Mary Ann Green, Chairperson
P.O. Box 849 Cahuilla
Coachella, CA 92236
(760) 398-4722

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairman
P.O. Box 189 Cahuilla
Warner, CA 92086
(760) 782-0711

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA 92220 Serrano
(951) 849-8807
(951) 755-5200

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza, CA 92539
admin@ramonatribes.com
(951) 763-4105

Agua Caliente Band of Cahuilla Indians THPO
Patricia Tuck, Tribal Historic Preservation Officer
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA 92264
ptuck@augacaliente-nsn.gov
(760) 699-6907

Torres-Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
PO Box 1160 Cahuilla
Thermal, CA 92274
mresvaloso@torresmartinez.
(760) 397-0300

Cahuilla Band of Indians
Chairperson
PO Box 391760 Cahuilla
Anza, CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza, CA 92539
(951) 659-2700
(951) 659-2228 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

January 8, 2013

File: 0163.1
1150.10
0126.2

Luis Lopez
City of Coachella
Department of Community Planning
1515 6th Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Specific Plan 88-3, Amended, La Entrada Development

This is in response to your request for comments dated December 12, 2012 for the above referenced case.

On March 6, 2012, the Coachella Valley Water District (CVWD) provided a comment letter (enclosed) on the Pre-Application Review 12-02 for the La Entrada Development (Project). Those comments are still applicable.

In addition, CVWD has been working with the Project proponent on Project stormwater issues and provided the attached letter dated October 30, 2012.

Finally, CVWD and the City of Coachella are currently engaged in developing a Memorandum of Understanding Regarding Implementation Of Prior Memorandum Of Understanding Regarding Coachella Valley Water Management Plan (Implementation MOU). The Implementation MOU will define requirements and responsibilities for the Water Supply Assessment and Verification and Supplemental Water Supply Charge.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosures/3/as

cc: Margit Allen (without enclosures)
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027



JC:\eng\wr\13\UAN\Spec Plan 88-3 Amended La Entrada



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

October 30, 2012

Redwine and Sherrill, Attorneys

File: 0126.2

Michael Sutton
RBF Consulting
74-130 Country Club Drives, Suite 201
Palm Desert, CA 92260-1655

1150.10
0001.3

Dear Mr. Sutton:

Subject: Review Comments for "La Entrada Specific Plan Development:
Drainage Master Plan, City of Coachella and County of Riverside, CA
Draft Report. Regional and Local Hydrology"

BACKGROUND

The Coachella Valley Water District (CVWD), and our Consultant, Northwest Hydraulic Consultants (NHC) have reviewed the above-captioned report submitted by RBF Consulting (RBF) and dated September 11, 2012. The report is a revised and expanded version of the report submitted in May 2012 to CVWD. Two sections have been added to Chapter 3 (Section 3.3 Debris Yield; and Section 3.4.3 Project-related hydrologic impacts), and one section to Chapter 4 (Local Hydrology).

NHC has provided comments under the Chapter and Section headings from the report. The responses of RBF to previous review comments are discussed and initial comments are provided on new report sections.

CHAPTER 1: INTRODUCTION

No comments

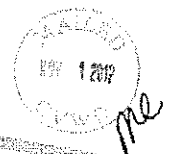
CHAPTER 2: GEOMORPHIC WATERSHED ASSESSMENT

The main comment on the May 2012 report was that the geomorphic studies did not include sediment transport or sediment yield analyses to the I-10 bridges, the La Entrada property and the Eastside Dike. These analyses are now provided in Section 3.3 (Debris Yield). NHC's review comments are provided under that heading.

CHAPTER 3: REGIONAL HYDROLOGY

The main comment on the previous report was that standard project flood peaks and volumes, which will be required for the project impact analysis, were not provided. These are not included in the current report but RBF is developing these analyses.

A review of the revised version of Chapter 3 resulted in the following comments:



SCAN & SHRED

- Depth-area reduction factor (DARF) for 24-hour storm analysis: The drainage area used for the depth-area reduction on the 24-hour analyses is reported as 50.6 square miles, rather than 20.6. The resulting DARF factor is also incorrect—it should be about 0.97 (Riverside County Flood Control Hydrology Manual (RCHM), Plate E-5.8) rather than 0.95. This was correct in the previous submittal.
- Changes to upstream subbasin parameters between baseline and with-project analysis: Table 3-37 highlights several changes in parameters for the subbasins upstream of the property boundary. Please explain why basin areas would change with the project (which should then be included in project impacts) or update the baseline analysis, as appropriate.
- Project subbasins: The tabular results reference a subbasin 6C that did not appear to be described in the text or on a map. Based on a footnote to Table 3-39, it appears that this is the area of subbasin 6 above the confluence with subbasin 5, but this needs to be more clearly defined.
- Antecedent moisture condition for water quality storm: The analysis uses higher loss rates (AMC I) for the 24-hour 50-percent annual chance storm (water quality storm). This appears to be consistent with general recommendation in RCHM, but some explanation or justification would be helpful.
- General editing: Typos, figure issues (legends of Figures 3-10 to 3-16), formatting issues, and lack of clarity in some sections were noted in the report and they should be addressed in the next submittal. Some additional explanation of data and calculations presented in tables would also make the report more useful and easier to understand without digging into the Technical Appendix.

The regional hydrology studies have used a loss rate method consistent with the RCHM. As has been discussed separately a standard method, such as Green-Ampt, may be used for the SPS/SPF analysis.

Section 3.3: Debris Yield

Section 3.3 calculates debris yields for subbasins 1 to 7 based on the USACE Los Angeles Debris Method. The particular equations used for the calculations are not specified. Tables 3-27 and 3-41 reports the debris yields for the 100-year, 24 hour storm for the baseline and project conditions for each subbasin. Tables 3-28 and 3-42 report the debris yields for the short-duration hydrographs. General comments follow:

- NHC repeated the debris yield calculations in Tables 3-27 and 3-41 and produced similar, but not exact, results. It is assumed, but not stated in the report, that the debris yields were calculated from the natural or undeveloped watershed areas.
- The yields assume an A-T factor of 0.50 based on Bechtel (1997). While this is a reasonable starting point, we recommend further comparison of the study and the Bechtel subbasins to ensure that the A-T factor is suitable.

- Project debris yields by subbasin are greater than baseline for subbasins 3, 4 and 6; less than baseline for subbasins 1, 2 and 5; and about the same as baseline for subbasin 7. The differences from baseline appear to be due to changes in the natural watershed areas and changes in peak flows from conveyance. The report does not provide much explanation and some further discussion is required.

The tables discussed above also provide bulked peak flows for the subbasins, calculated from the debris yields. The particular method used for calculating the bulking factors is not described in the report or in the technical appendices and we recommend that it be included. Given that debris yield volumes are small relative to hydrograph volumes, the bulking factors are generally less than 1.1.

3.4.3 Project-related hydrologic impacts

This section states that project-related impacts on the East Side Dike (Dike) will be based on the baseline and project 100-year, 24-hour, 1% chance hydrographs and debris yields. The 24-hour hydrograph provides a greater runoff volume than the short-duration storms and seems to be the most appropriate for evaluating project impacts on Dike performance. As noted earlier, this analysis will need to be repeated for the SPS/SPF.

CHAPTER 4: LOCAL HYDROLOGY

NHC is generally not responsible for review of local (project) hydrology. However, a quick review of Chapter 4 indicated that there is insufficient documentation in the report and electronic Technical Appendix to verify the assumptions and calculations for the rational method analysis of on-site hydrology. The files provided are for a proprietary software program (AES, 2011 – not included in the list of references) and a detailed review would require supporting documentation in tabular, spreadsheet, and/or text file format.

CONCLUSIONS

The report generally meets the policies and guidelines of CVWD and Riverside County, with the exception of a few points discussed above. The following revisions are required:

- Address comments on the regional hydrology provided above
- Provide further details on methods adopted for debris yield and bulked peak flows and discuss the results

As discussed above, the most significant modification will be to include SPS/SPF analysis for evaluation of project impacts on the Dike. RBF is developing such an analysis and it will be included in a revision to the September 11 report or provided in subsequent reporting.

Michael Sutton
RBF Consulting

4

October 30, 2012

We request that the report be revised to incorporate the above noted recommendations and be submitted to CVWD for further review. Please contact Tesfaye Demissie at extension 2605 if you have any questions or require further clarifications.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Sutton (msutton@rbfconsulting.com)
Jonathan Hoy (jhoy@coachella.org)
Riverside County Planning via email (JOLIVAS@rctlma.org)

TD:ch\eng\sw\12\oct\La Entrada Plan Review



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John R. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

March 6, 2012

File: 0163.1

Luis Lopez
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Pre-Application Review 12-02 (McNaughton Property)

Prior to approval of Pre-Application Review 12-02, Coachella Valley Water District (CVWD) requests the City require the developer to comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to CVWD as part of the flood management review. Flood protection measures shall include detailed hydrologic and hydraulic analysis of off-site flows and engineered plans for flood protection. Flood protection measures may include design and construction of flood conveyance facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

Flood protection measures shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any CVWD approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

If the proposed flood protection facilities are not to be built to CVWD's standard (Standard Project Flood), CVWD will not be responsible for ownership and maintenance of these flood control facilities. CVWD will only be responsible for annual and post storm inspection of these facilities.



Prior to issuance of grading permits, CVWD requests the City require the developer to:

- Obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
- Execute an agreement with CVWD, which shall include provisions outlined in CVWD Ordinance No. 1234. A copy of Ordinance No. 1234 is enclosed for your convenience.
- Submit to CVWD a Flood Control Facility Operations and Maintenance Manual for review and approval.
- Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to CVWD.
- Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

Prior to occupancy, CVWD requests the City require the developer to:

- Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.
- At the completion of the construction of the flood control facilities, submit "as-built" topography, construction drawings and engineering analysis for CVWD review to verify that the design capacity is adequate.

Prior to approval of a Permanent Encroachment Permit for outlets discharging into CVWD facilities, the developer/applicant shall provide a letter from the land use authority for the project certifying that the project has been reviewed and determined to meet the requirements of the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit. This certification applies to requirements included in the Drainage Area Management Plan, Stormwater Management Plan, Stormwater Pollution Prevention Plan and Water Quality Management Plan described in the MS4 Permit and applicable to the project at the time of the application.

CVWD requires the developer/applicant to implement control measures to the maximum extent practicable to prevent the discharge of non-stormwater generated runoff into the Salton Sea. The developer/applicant shall repair and maintain the outlet structure and the channel to mitigate any condition of nuisance and/or damage to the outlet structure and the channel caused by the developer/applicant's discharge of non-stormwater as determined by CVWD. This maintenance and repair shall include, but not be limited to outlet concrete repairs, channel bottom scour repair, slope protection repair, vegetation clearing, ponded/nuisance water removal, etc. Failure to comply with these conditions of approval may result in CVWD revoking the Permanent Encroachment Permit associated with the outlet and removal or sealing of the outlet.

Luis Lopez
City of Coachella

3

March 6, 2012

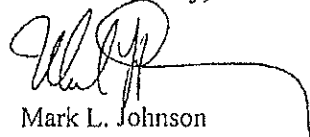
Plans for stormwater facilities shall be submitted to CVWD for review.

There are existing United States Bureau of Reclamation (USBR) facilities shown on the development plans. There may be conflicts with these facilities. We request the City of Coachella to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City of Coachella with written confirmation that there is no interference. The USBR conflicts include but are not limited to Dike 2 and portions of the Coachella Branch of the All American Canal.

Non-potable Colorado River water is available for use for cemeteries, parks, highway landscape areas, new industrial facilities and golf courses. The project may be required to use non-potable water for such uses. CVWD may need additional facilities for the orderly expansion of its non-potable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to CVWD for such purpose.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

JC:chieng\sw\12\March\PreApp Review 12-02

Please see e-mail response from BOR Office in Yuma, AZ.

Luis Lopez
Development Services Director
City of Coachella – Development Services Dept.
1515 Sixth Street
Coachella, CA 92236
Tel: (760)398-3102
Fax: (760)398-5421
LLopez@coachella.org

From: DeSantiago, Julian A [<mailto:JDesantiago@usbr.gov>]
Sent: Friday, September 21, 2012 9:12 AM
To: Luis Lopez
Cc: Pinnell, Anna M; Dale, Jill
Subject: RE: NOP - For the La Entrada Specific Plan.

Luis,

We have a couple of comments on the proposed “La Entrada Specific Plan”:

1. Crossing of the Coachella Branch of the All-American Canal (in order to provide legal access to the proposed La Entrada Specific Plan development) will require Right-of-Way (ROW) permits from the Bureau of Reclamation’s Yuma Area Office (YAO). The ROW permit will need to be coordinated between the Coachella Valley Water District and YAO.
2. It is critical that CVWD coordinate early with YAO to ensure all required federal compliance permits (i.e. NEPA, ESA, and SHPO...) are being developed in conjunction with CEQA requirements for this proposed plan.

For lands/ROW related questions, please contact Ms. Anna Pinnell at 928-343-8514 and for Environmental questions contact Ms. Jill Dale (Environmental Group Manager at 928-343-8127 or me.

Thanks,
Julian DeSantiago
Environmental Protection Specialist
Bureau of Reclamation - Yuma Area Office
7301 Calle Agua Salada
Yuma AZ 85364
(Office) 928-343-8259
fax 928-343-8320
jdesantiago@usbr.gov

From: Luis Lopez [<mailto:llopez@coachella.org>]
Sent: Tuesday, August 28, 2012 12:58 PM
To: DeSantiago, Julian A
Subject: RE: NOP - For the La Entrada Specific Plan.

Julian,

Please see the attached project description and exhibits.
There will be two new crossings over the canal at Avenue 50 and Avenue 52.

They will likely use the existing Avenue 56 crossing for construction traffic.

Luis Lopez
Development Services Director
City of Coachella – Development Services Dept.
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Fax: (760)398-5421
LLopez@coachella.org

From: DeSantiago, Julian A [<mailto:JDesantiago@usbr.gov>]
Sent: Tuesday, August 28, 2012 12:14 PM
To: Luis Lopez
Subject: NOP - For the La Entrada Specific Plan.

Hi Luis,

We received a copy of the Notice of Public scoping meeting for the preparation of an environmental impact report of the La Entrada Specific Plan Project. In the notice it listed you as a contact person, could you email us the NOP which includes a detailed project description for the proposed project area. We would like to see if there are any plans to cross over the Coachella Canal to access this proposed development?

Thanks,
Julian DeSantiago
Environmental Protection Specialist
Bureau of Reclamation - Yuma Area Office
7301 Calle Agua Salada
Yuma AZ 85364
(Office) 928-343-8259
fax 928-343-8320
jdesantiago@usbr.gov

For your information.

Luis Lopez
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Julian DeSantiago

Environmental Protection Specialist
Bureau of Reclamation - Yuma Area Office
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(Office) 928-343-8259
fax 928-343-8320
jdesantiago@usbr.gov

I got this late entry last week.

Luis Lopez
Development Services Director
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Tel: (760)398-3102
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LLopez@coachella.org

From: Baez, Ken [<mailto:KBAEZ@rctlma.org>]
Sent: Thursday, August 30, 2012 11:05 PM
To: Luis Lopez
Subject: LA ENTRADA SP

Mr. Lopez

I was requested to contact you regarding the Scoping Meeting for the Preparation of an EIR for the subject site. It has come to our attention that the proposed project site may be within Coachella Valley MSHCP Conservation Area, and we urge the City of Coachella to determine the issues associated with assembly reserve assembly in conjunction with other projects anticipated in the unincorporated area of the County.

Ken Baez
Principal Planner
Planning Department

County of Riverside
4080 Lemon Street
12th Floor
Riverside, CA 92501
Phone: (951) 955-2009
Cell: (951) 233-1269
Riverside Office Hours: Tuesdays and Wednesdays 7:00am to 5:30pm

Palm Desert Office
38686 El Cerrito Road
Palm Desert, CA 92211
Phone: (760) 863-8277
Palm Desert Office Hours: Mondays 12:00pm to 4:00pm and Thursdays 9:30 am to 4:00 pm

Leila,

It's good to hear from you.

The future I-10 Freeway Interchange is shown on the attached La Entrada land use plan as a blue circle with the words "Proposed Interchange" on it.

The interchange would be ¼ mile west of the Pierce Street alignment. I've attached the project Circulation Plan for your review as well.

The City of Coachella has been working with Cal Trans on this interchange for several years. It was previously known as the McNaughton Interchange.

Our 1997 General Plan Circulation Element (attached) shows the interchange and future connection to Polk/Landfill Road/Dillon to the north.

Cal Trans in the past has inquired about the connecting roadways to the north and south, because they prefer that active project be in place in order to continue working on the interchange approvals.

The 1500 acres on the north side of the freeway were being master-planned by Lennar Desert Lakes LLC in 2005, but that joint venture fell apart and I've heard that it may be coming back.

We are still working on our comprehensive General Plan Update and I should have a draft document in about 75 days for public review.

The City is moving towards a form-based land use approach with circulation being distributed through a grid network of streets at every ½-mile.

Let us know if you have questions, and feel free to attend the scoping meeting next Tuesday at 6:00 pm at City Hall.

Luis Lopez

Development Services Director

City of Coachella – Development Services Dept.

1515 Sixth Street

Coachella, CA 92236

Tel: (760)398-3102

Fax: (760)398-5421

LLopez@coachella.org

From: Leila Namvar [mailto:lnamvar@indio.org]

Sent: Friday, August 24, 2012 11:37 AM

To: Luis Lopez

Subject: Public Scoping Meeting/La Entrada SP

Importance: High

Hi Luis,

Hope everything is well with you.

I would like to know more about the above noted project, specifically I would like to know about traffic. As far as I know there is no exit from I-10 to the project site at this time. I am assuming there are would be one. And I would assume the City of Coachella is negotiating with CalTrans regarding such exit. Please let me know where is the future connection from the site to I-10. And if there is any effect on Dillon Road and the Sphere of influence of the City of Indio.

Please let me know if you could email me the circulation map for the project.

Thanks,
Leila Namvar
Assistant Planner
760-541-4258