



## STAFF REPORT

10/16/13

TO: Planning Commission

FROM: Luis Lopez, Development Services Director

SUBJECT: The La Entrada Project including the following approvals and actions:

- **FEIR No. 12-01**, a Program Environmental Impact Report that has been prepared for the above referenced applications in accordance with the California Environmental Quality Act (CEQA) along with specific findings and a statement of overriding considerations;
- **General Plan Amendment No. 12-02** which proposes to designate the City of Coachella General Plan as SP No. 12-03, the La Entrada Specific Plan;
- **General Plan Amendment No. 12-03**, which proposes to amend the text of the City of Coachella General Plan that will create a general plan designation of Specific Plan which may be applied to specific areas within the City;
- **Specific Plan Amendment No. 88-3** which proposes to amend the existing McNaughton Specific Plan of approximately 1600 acres to include 588 additional acres within the City's Sphere of Influence to be annexed to the City and to develop the 2200 acre site in accordance with the La Entrada Specific Plan;
- **Change of Zone No. 12-03** which proposes to change the current City zoning designations on the project site from General Commercial (C-G), Open Space (O-S), Residential Single Family (R-S), and Residential Multi-Family (R-M) to Specific Plan. The 588 acre portion of the project site located outside the City boundaries but within the City Sphere of Influence is pre-zoned as Residential Single Family (R-S) and Open Space (O-S) would also be changed to Specific Plan to be developed in accordance with the La Entrada Zoning Code for the entire 2200 acre site;
- **Tentative Tract Map No. 36494** proposes the subdivision of the 2200 acre property into 78 lots for finance and conveyance purposes only;

- **A Development Agreement** that outlines the project's obligations and improvements, phasing and timing of improvements, fee credits and reimbursements, vesting and other City and Applicant responsibilities; need to decide if this is in or out.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission recommend to the City Council approval of the following:

- **Planning Commission Resolution 13-01**, certifying FEIR No. 12-01, a Program Environmental Impact Report that has been prepared for the above referenced applications in accordance with the California Environmental Quality Act (CEQA) along with specific findings and a statement of overriding considerations;
- **Planning Commission Resolution 13-02** recommending to the City Council approval of General Plan Amendment 12-02 (Creating a Specific Plan land use designation) and General Plan Amendment 12-03 (Text Amendment) for 2,200 acres of property located south of I-10, east of the Coachella Branch of the All American Canal and north of the Avenue 52 extension (and including an area to be annexed);
- **Planning Commission Resolution 13-03** recommending to the City Council approval of Specific Plan 88-03 (Amendment), subject to the attached conditions of approval, to include 588 additional acres to be annexed into the City of Coachella, a modified land use plan, and new development standards and design guidelines for future development of 2,200 acres of property located south of I-10, east of the Coachella Branch of the All American Canal and north of the proposed Avenue 52 extension;
- **Planning Commission Resolution 13-04** recommending to the City Council approval of Change of Zone 12-03 to change the zoning from Residential Single Family (R-S), Residential Multi-Family (R-M), General Commercial (C-G), and Open Space (O-S) to Specific Plan District for 2,200 acres of property located south of I-10, east of the Coachella Branch of the All American Canal and north of the proposed Avenue 52 extension;
- **Planning Commission Resolution 13-05** recommending to the City Council approval of Tentative Tract Map No. 36494 that proposes the subdivision of the 2200 acre property into 78 lots for finance and conveyance purposes only, subject to the attached conditions of approval; and:
- Staff Recommends the Planning Commission **continue** the Development Agreement to November 6, 2013;

**BACKGROUND**

**Project History**

The La Entrada Specific Plan is a comprehensive amendment to, and expansion of, the McNaughton Specific Plan that was approved in 1989. The McNaughton Plan included two 18 hole golf courses and approximately 8000 dwelling units, including low, medium and high density units. A large portion of the project was envisioned for retirement and second home uses. In 2007, the Lomas del Sol Specific Plan was submitted to the City on the project site. The Lomas project proposed 9070 residential units and corresponding commercial uses, however that project was abandoned prior to completion of the Draft Environmental Impact Report. .

The La Entrada project applications were submitted to the City in January 2012 for development of the 2200 acre site located south of I-10, east of the Coachella Branch of the All American Canal and north of the proposed extension of Avenue 52 as shown on the exhibit below. The project also includes a 588-acre parcel located in the City's Sphere Of Influence that is proposed for annexation.

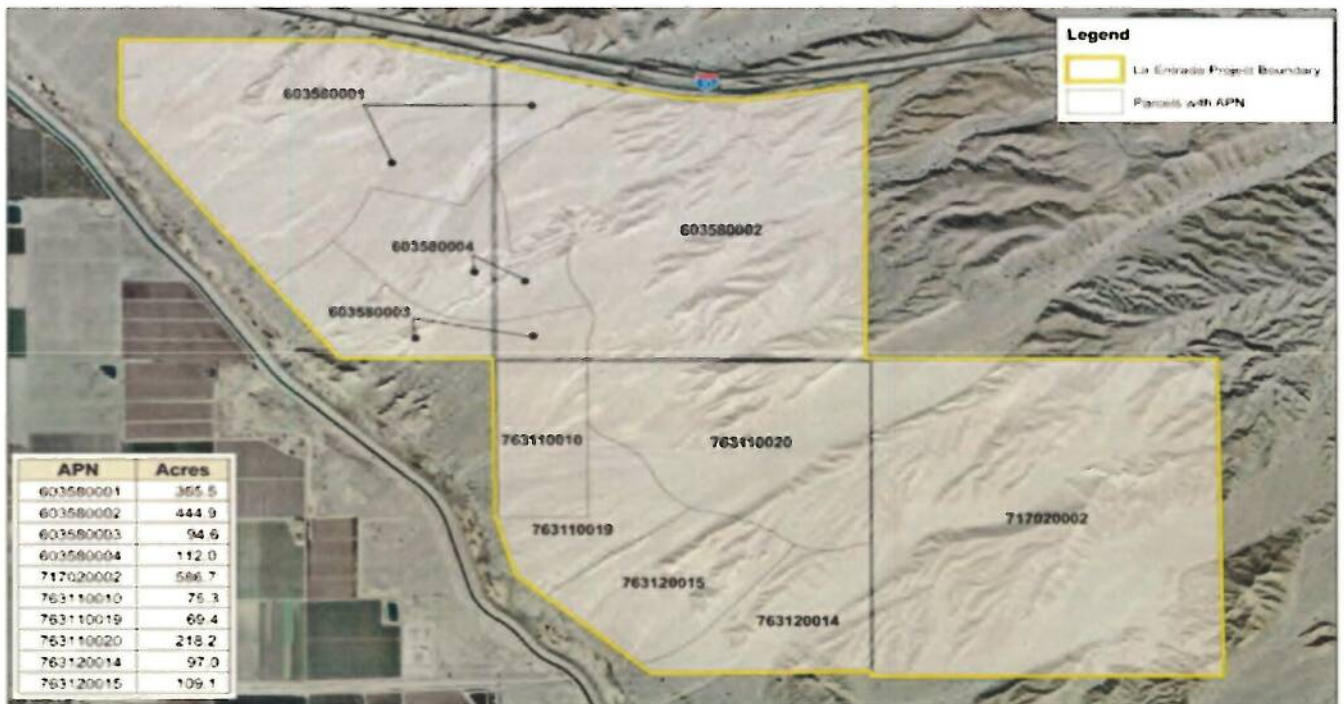


FIGURE 4.10.1

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SOURCE: RRP Draft Specific Plan  
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*La Entrada Specific Plan*  
Ownership/Assessor Parcel Information

The La Entrada Specific Plan proposes to develop the 2200-acre site as described in the following Land Use Summary and illustrated on the Conceptual Land Use Plan. The highlights of the project include:

- A mix of approximately 7800 7080 residential units on approximately 981 acres;
- A mixed use development consisting of approximately 1,500,000 square feet of retail and office commercial and approximately 720 units of high density residential on approximately 135 acres;
- Approximately 70 acres for school sites, including three elementary schools and one middle school;
- Approximately 345 acres of land for park and recreation uses including a regional park site; and
- A multi-purpose trail network that includes a Village Paseo and approximately 557 acres of open space;
- The extension of Avenues 50 and 52 into the project site, with Avenue 50 connecting to a future proposed Interchange at I-10;
- The following Land Use Summary provides a detailed description of the proposed La Entrada Specific Plan.

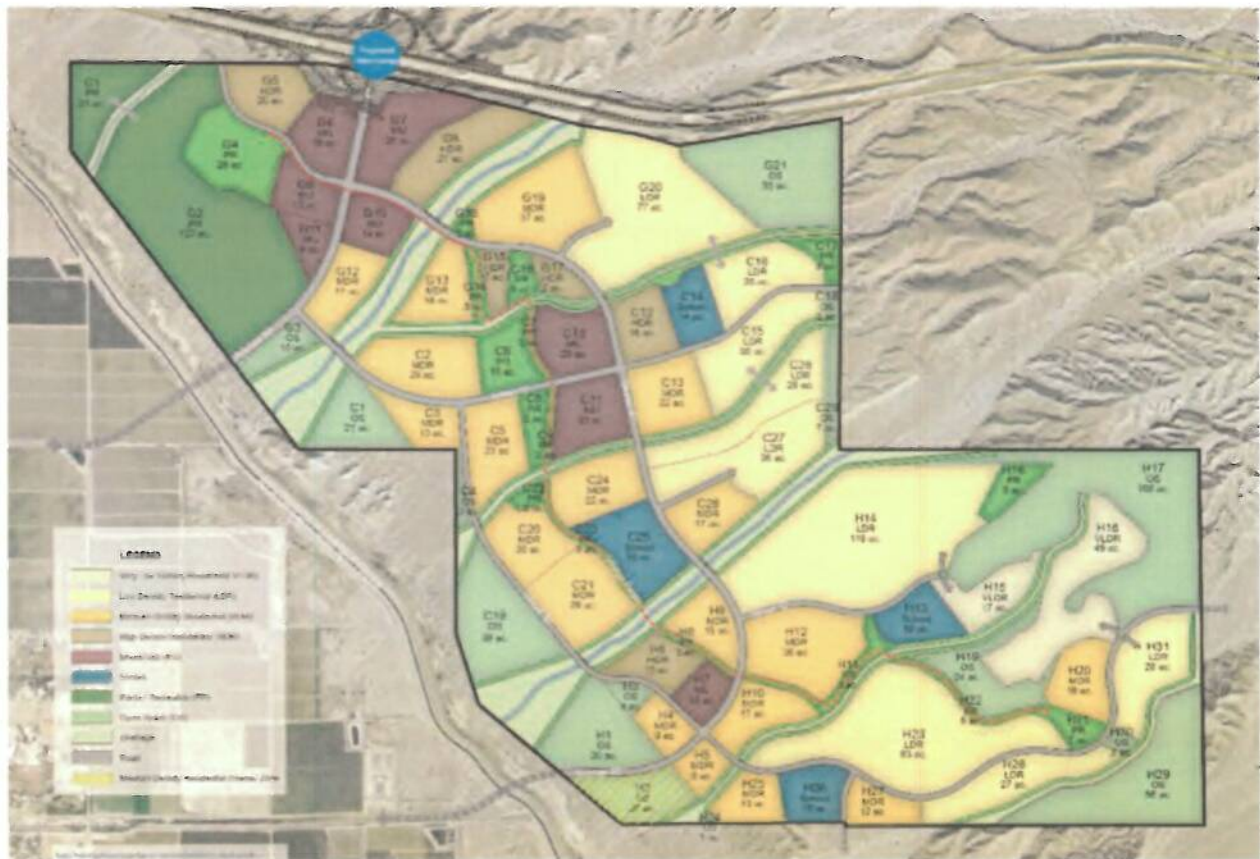
**Table 2-1  
Land Use Summary**

Land Use	Gross Acres (AC)	% Area	Density (DU/AC)	Dwelling Units (DU)	FAR	Square Footage (SF)
<b>Residential</b>						
Very Low Density Residential (VLDR)	66.4	3.02%	0.5-2.9	133	-	-
Low Density Residential (LDR)	448.7	20.40%	3.0-5.9	2,055	-	-
Medium Density Residential (MDR)	374.2	17.01%	6.0-12.9	3,060	-	-
High Density Residential (HDR)	91.6	4.16%	13.0-25	1,832	-	-
<i>Subtotal Residential</i>	<i>980.9</i>	<i>44.6%</i>	<i>7.1</i>	<i>7,080</i>	<i>-</i>	<i>-</i>
<b>Mixed Use (MU)</b>						
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	720	-	-
Community/Public Facilities*	*	-	-	-	-	-
<i>Subtotal Mixed Use</i>	<i>135.0</i>	<i>6.14</i>	<i>-</i>	<i>720</i>	<i>0.35</i>	<i>1,510,879</i>
<b>School</b>						
Elementary School	44.8	2.04%	-	-	-	-
Middle School	25	1.14%				
<i>Subtotal Schools</i>	<i>69.8</i>	<i>3.2%</i>				
<b>Parks/Recreation</b>						
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%	-	-	-	-
Desert Wash Paseos/Linear Parks	81.8	3.72%	-	-	-	-
<i>Subtotal Parks/Recreation</i>	<i>344.7</i>	<i>15.67%</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<b>Open Space</b>						
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>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<b>Roadways</b>						
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>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<b>Specific Plan Totals</b>	<b>2,199.5</b>	<b>100%</b>	<b>3.5</b>	<b>7,800</b>		<b>1,510,879</b>

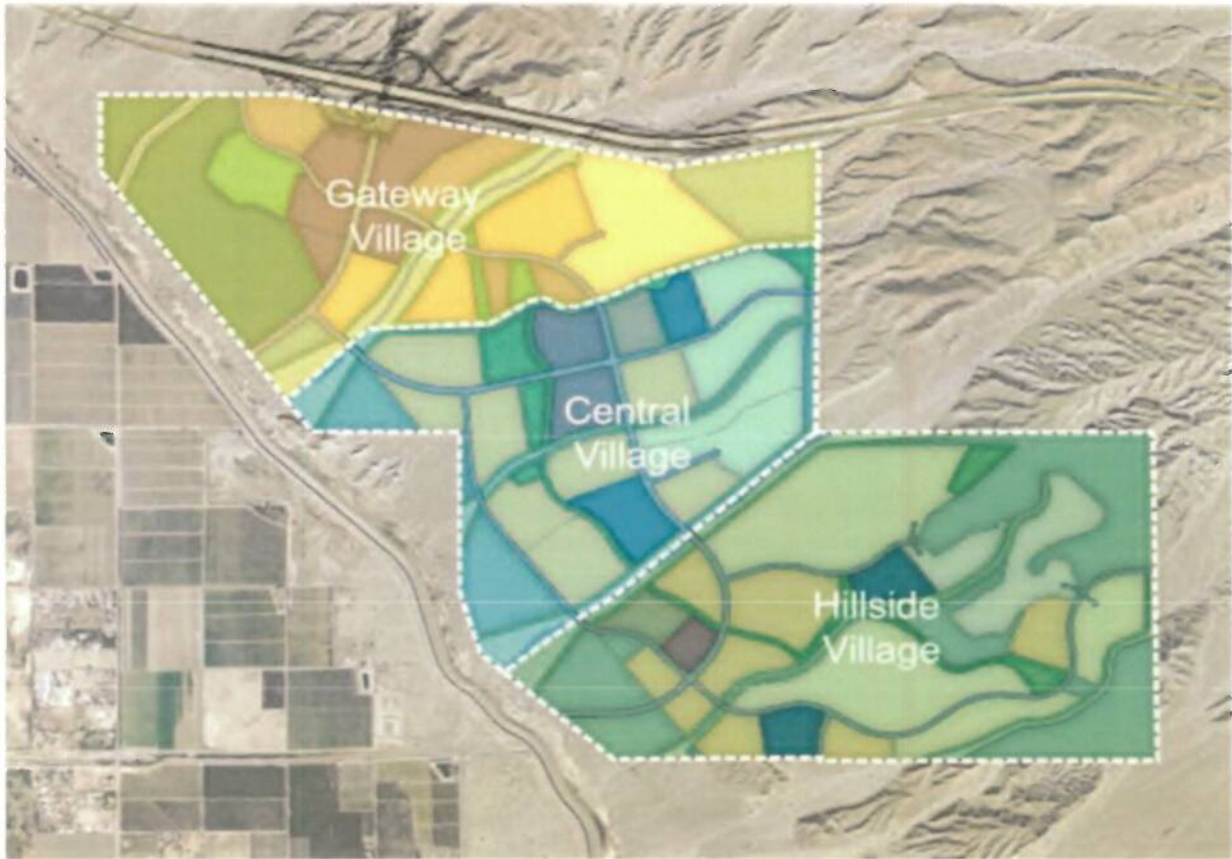
\* Community/Public Facilities in the Mixed Use areas may include police station, fire station, places of worship, community center, farmers market, etc.



The following is the conceptual land use plan for the La Entrada Specific Plan:



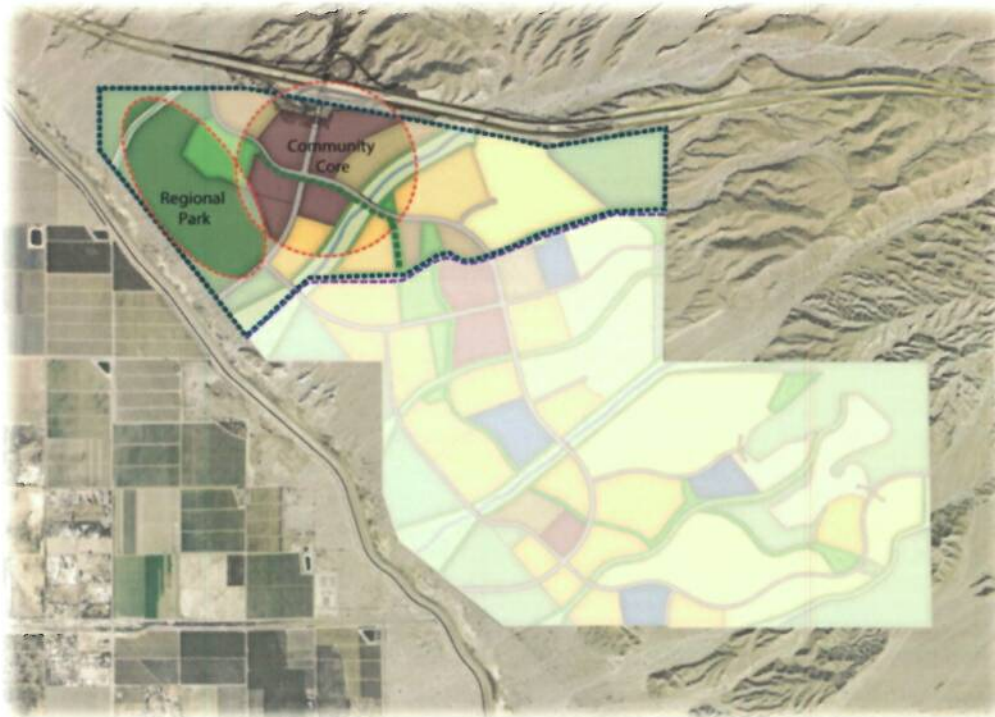
The La Entrada Specific Plan has been organized into three villages as shown below based upon location. Each Village contains a mixed-use community core, higher density residential areas clustered around the mixed-use cores and lower density residential uses extending out from the core.



The Gateway Village is planned adjacent to the proposed I-10 interchange and the Avenue 50 extension. This village will be the most visible from the freeway and for visitors to the City. It will also include the highest intensity commercial uses and a proposed regional sports park.

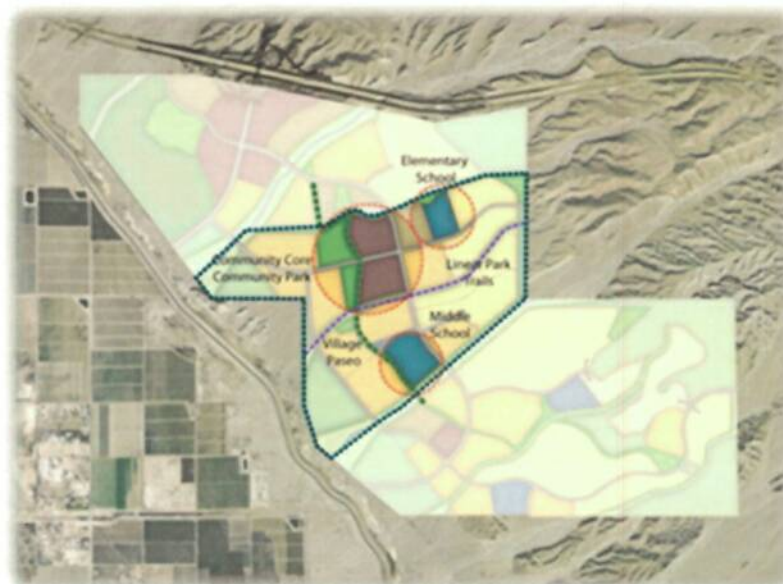


Table 2-2 Land Use Summary: Gateway Village				
Land Use	Gross Acres (AC)	Density (DU/AC)	Dwelling Units (DU)	Square Footage (SF)
<b>Residential</b>				
Low Density Residential (LDR)	77.2	3.0-5.9	347	-
Medium Density Residential (MDR)	72.1	6.0-12.9	577	-
High Density Residential (HDR)	60.9	13.0-25	1,218	-
<i>Subtotal Residential</i>	<i>210.2</i>	<i>10.2</i>	<i>2,142</i>	<i>-</i>
<b>Mixed Use (MU)</b>				
Retail Commercial	57.1	-	-	860,879
Office Commercial		-	-	180,000
High Density Residential (HDR)	26	13.0-25	520	-
<i>Subtotal Mixed Use</i>	<i>83.1</i>		<i>520</i>	<i>1,040,879</i>
<b>Parks/Recreation</b>				
Parks and Recreation (PR)	188.4	-	-	-
<b>Open Space</b>				
Natural Open Space (OS)	64.3	-	-	-
<b>Gateway Village Totals</b>	<b>546</b>	<b>4.9</b>	<b>2,662</b>	<b>1,040,879</b>



Central Village is located in the center of the project and includes a higher residential intensity, a middle school, an elementary school and a proposed fire and police station.

Table 2-3 Land Use Summary : Central Village				
Land Use	Gross Acres (AC)	Density (DU/AC)	Dwelling Units (DU)	Square Footage (SF)
<b>Residential</b>				
Low Density Residential (LDR)	118.5	3.0-5.9	569	-
Medium Density Residential (MDR)	173.4	6.0-12.9	1,454	-
High Density Residential (HDR)	16.1	13.0-25	322	-
<i>Subtotal Residential</i>	<i>308.0</i>	<i>7.6</i>	<i>2,345</i>	<i>-</i>
<b>Mixed Use (MU)</b>				
Retail Commercial	31.8	-	-	300,000
Office Commercial		-	-	60,000
High Density Residential (HDR)	10	13.0-25	200	-
<i>Subtotal Mixed Use</i>	<i>41.8</i>		<i>200</i>	<i>360,000</i>
<b>Schools</b>				
Elementary Schools (1)	14.2	-	-	-
Middle School (1)	25			
<i>Subtotal Schools</i>	<i>39.2</i>			
<b>Parks/Recreation</b>				
Parks and Recreation (PR)	40.9	-	-	-
<b>Open Space</b>				
Natural Open Space (OS)	71.5	-	-	-
<b>Central Village Totals</b>	<b>501.4</b>	<b>5.1</b>	<b>2,545</b>	<b>360,000</b>
* Community/Public Facilities in the Mixed Use areas may include police station, fire station, places of worship, community center, farmers market, etc.				

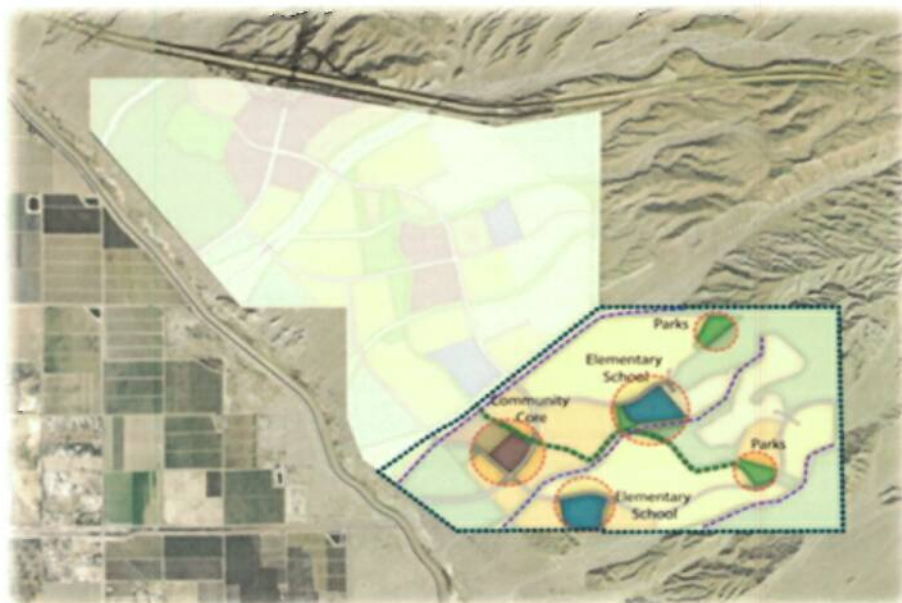


**Central Village**



The Hillside Village is located in the eastern, steeper area of the project site and includes the 588-acre parcel proposed for annexation of the City. The Hillside Village will have more rural character with larger lots and rural street standards.

Table 2-4 Land Use Summary: Hillside Village				
Land Use	Gross Acres (AC)	Density (DU/AC)	Dwelling Units (DU)	Square Footage (SF)
<b>Residential</b>				
Very Low Density Residential (VLDR)	66.4	0.5-2.9	133	
Low Density Residential (LDR)	253	3.0-5.9	1,139	-
Medium Density Residential (MDR)	128.7	6.0-12.9	1,029	-
High Density Residential (HDR)	14.6	13.0-25	292	-
<i>Subtotal Residential</i>	<i>462.7</i>	<i>10.2</i>	<i>2,593</i>	<i>-</i>
<b>Mixed Use (MU)</b>				
Retail Commercial	10.1	-	-	100,000
Office Commercial		-	-	10,000
<i>Subtotal Mixed Use</i>	<i>10.1</i>		<i>--</i>	<i>110,000</i>
<b>Schools</b>				
Elementary Schools (2)	30.6	-	-	-
<b>Parks/Recreation</b>				
Parks and Recreation (PR)	33.6	-	-	-
<b>Open Space</b>				
Natural Open Space (OS)	245.3	-	-	-
<b>Hillside Village Totals</b>	<b>782.3</b>	<b>3.3</b>	<b>2,593</b>	<b>110,000</b>



Hillside Village

# PROJECT PHASING

Construction of the La Entrada project will be done in five master phases as illustrated on the phasing plan shown below. Subsequent sub-phases will likely occur as well. Phasing is intended to provide an orderly build out of the community base don market demand and provide adequate infrastructure to service the project.

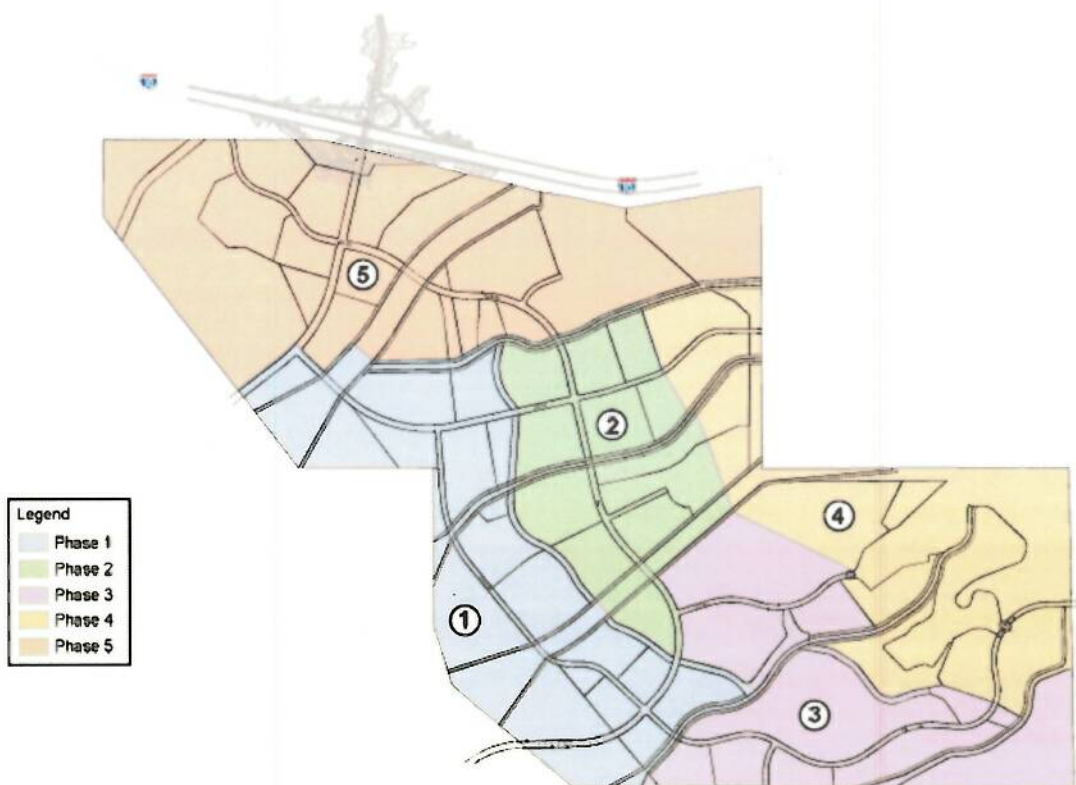


Table 5-1 Phasing		
Phase	Dwelling Units	Commercial/Office
1	1,471	110,000 sf/10.1 ac.
2	1,393	360,000/41.8 ac.
3	1,243	--
4	1,031	--
5	2,662	1,040,879/520 ac.
<b>Total</b>	<b>7,800</b>	<b>1,510,879/135 ac</b>



## DISCUSSION/ANALYSIS

### Existing General Plan

The 1612 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 within the Coachella Sphere of Influence (SOI) is currently pre-zoned Residential Single Family.



### Existing Zoning

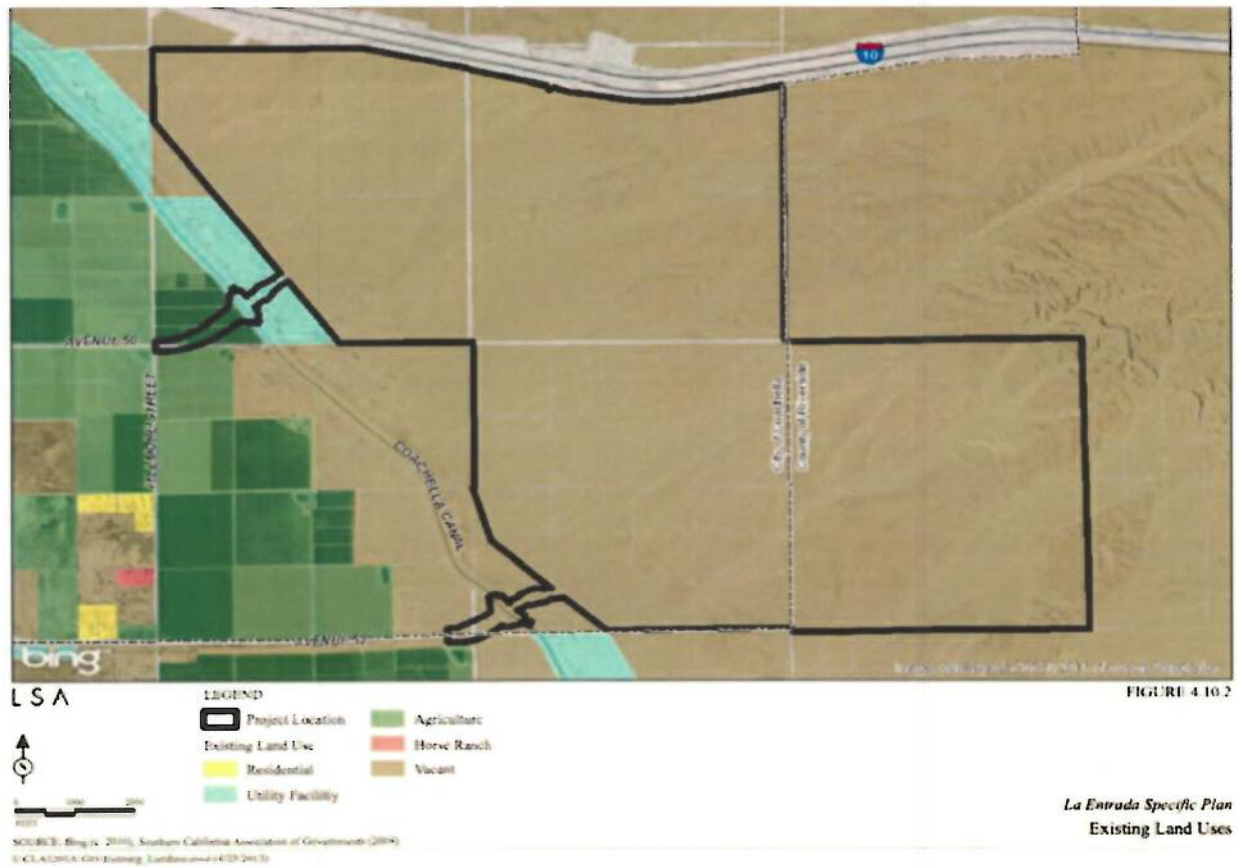
The 1612 acre portion of the project site located within the City is currently zoned General Commercial (C-G), Open Space (O-S), Residential, Single Family (R-S), and Residential Multiple Family (R-M) consistent with the adopted McNaughton Specific Plan. The 588 acre portion of the site located within the Coachella Sphere of Influence (SOI) is currently pre-zoned Residential Single Family (R-S) and Open Space (O-S).





### Existing and Surrounding Land Uses

The project site is vacant and is surrounded by uses that are predominantly vacant, undeveloped properties and properties that are currently being used for agricultural uses as shown on the following exhibit.



### Topography

As can be seen from the attached aerial photograph, the site ranges in elevation from 50 to 700 feet above sea level. The lower portions of the site are on the alluvial floor of the Coachella Valley, while the upper portions are located in the bedrock highlands of the Little San Bernardino and Orocopia Mountains to the northeast, east and southeast. Several alluvial drainages exist on the property that transports water through the project site.





### Site Access

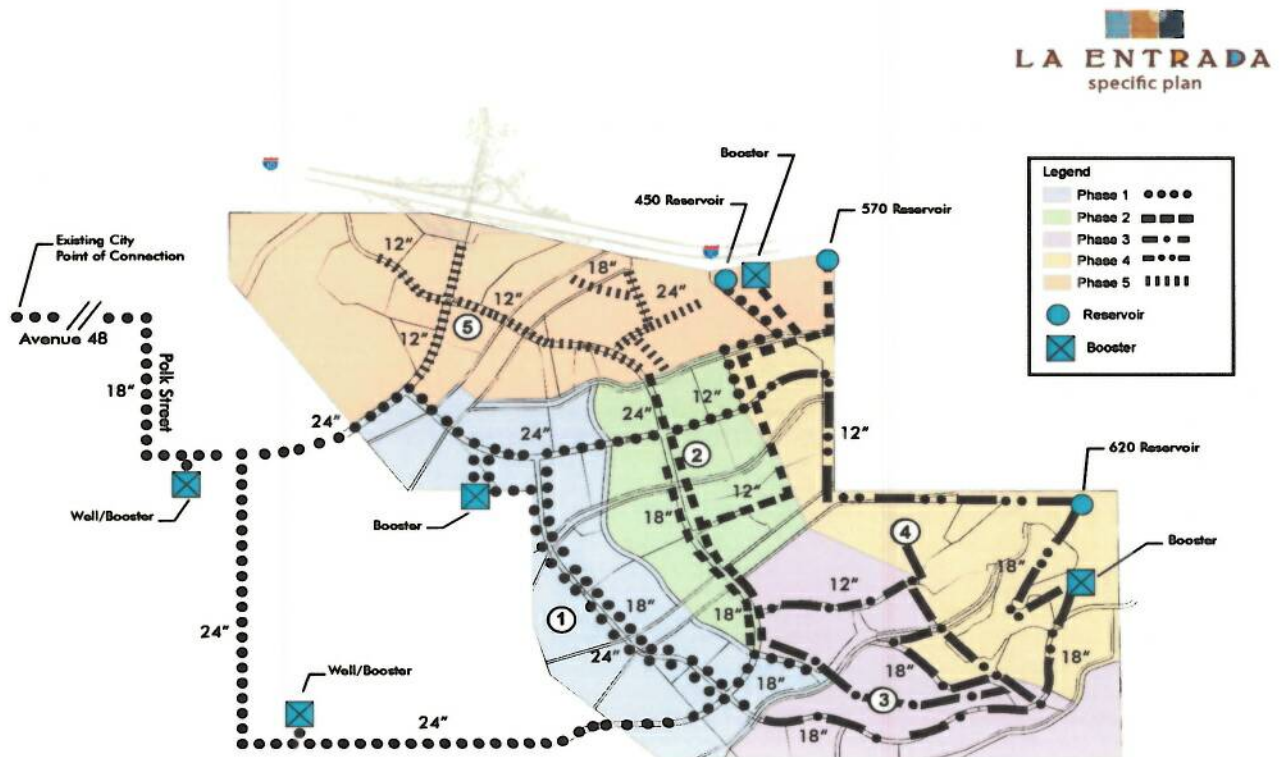
Access to the proposed project is planned via the extensions of Avenue 50 and 52 from their existing terminus over the Coachella Branch of the All American Canal to the project site. Secondary, or alternative access will be provided via the extension of Avenue 52 and the construction of Street A between Avenues 50 and 52. The specific plan includes several non-vehicular project design features including: bicycle lanes, trails, pathways and sidewalks designed to promote non-vehicular modes of transportation; the project proposes mixed use commercial, recreational, and school facilities which would reduced vehicle trips to the adjacent City and regional street system, the specific plan allows and provides for the use of electric Low Speed Vehicles (LSV's) or Neighborhood Electric Vehicles (NEV's) on all internal project streets. The project proposes paseo cross sections that provide striped dual NEV and bike lanes.

Furthermore, the I-10/Avenue 50 Interchange is proposed as a new interchange, providing direct freeway access to the project. This interchange is not part of the Specific Plan nor was it analyzed as part of the DEIR. The project is conditioned that Phase 5 will not be constructed until the interchange is built. On-site roads will be constructed consistent with project phasing. Avenues 50 and 52 will be extended off-site to Fillmore Avenue at Phase 1 of the project. Off-site traffic improvements will be identified and constructed as determined by future project specific traffic studies.

## Public Utilities

### Water

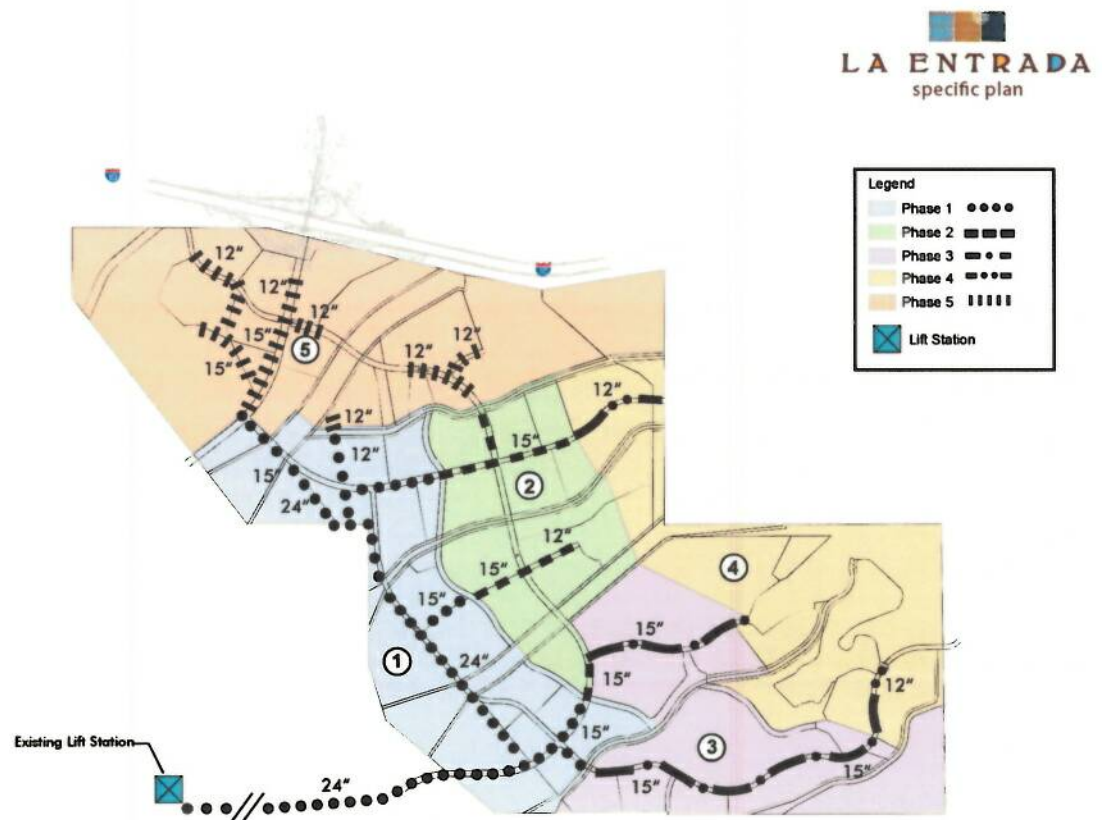
The project will require the extension of water lines and other support facilities to serve the proposed project as shown on the following exhibit. Water lines will be extended from existing City utility lines on Avenue 48, west of Polk Street. Additional wells, booster stations and reservoirs will be located both on and off the project site. A water supply assessment (WSA) was completed for the proposed project and it was determined that substantial evidence supports a determination that the total projected water supplies available to the City's CWA during normal, single dry, and multiple dry water years during a 20-year projection (and beyond) are sufficient to meet the projected water demand of the proposed project, in addition to the City's existing and planned future uses, including agricultural and manufacturing uses. This conclusion is based on, among other things, the volume of water available in the regional aquifer, the City's current and planned local water management programs and projects, and CVWD's current and planned local and regional management programs and water supply projects to supplement and sustain regional groundwater supplies. Furthermore, the WSA and the La Entrada Specific Plan, the proposed project will incorporate various water conservation elements adopted by the City and/or CVWD in accordance with SBx7-7, including conservation elements for indoor and outdoor uses throughout the project.





## Sewer

The following exhibit illustrates the proposed conceptual sewer plan for the specific plan. Wastewater generated within phase 1 of the project will be routed to and treated by the City's existing wastewater treatment plant (WWTP) via a new 24-inch trunk line that will tie into an existing lift station at Avenue 52 and Polk Street. Subsequent phases of the project will construct other lines within the proposed extension of Avenue 50 terminating with a deep manhole in the Central Village area. All sewer lines will be constructed within the proposed rights of way of existing and planned roads, both on and off-site. The existing WWTP would be able to accommodate approximately 60 percent of the wastewater generated by the proposed project. An expansion of the WWTP would be necessary to accommodate project development that occurs after 60 percent build out of the project.





### **ELECTRICITY AND NATURAL GAS**

The Imperial Irrigation District (IID) will provide electricity to the project. Additional lines will be extended from the existing IID substation located north of Avenue 52, immediately west of the Coachella Branch of the All American Canal.

The Southern California Gas Company (SCG) will provide natural gas to the proposed project. Gas lines will be extended from existing SCG facilities located off-site. It is likely that a new gas regulator station will need to be constructed near one of SCG's existing transmission lines to provide an additional SCG source for the proposed project.

### **LAW ENFORCEMENT AND FIRE SERVICES**

The Coachella Police Department (CPD) through a contract with the Riverside County Sheriff's Department (RCSO) provides law enforcement to the City of Coachella including the proposed project. Additional residents and employees generated by the Specific Plan build out would result in increased demand on existing police facilities and services and would likely increase response times. The project does reserve a site in Phase 2 for the future development of a police station, although the project does not propose the construction of the facility.

Development of the proposed facility will reduce the proposed project's impact on police services to a less than significant level; however, until the facility is constructed and staffed, the project may have a significant impact on law enforcement services. This interim impact is noted in the EIR as one which cannot be mitigated. The proposed project will pay Development Impact Fees (DIF) to the City consistent with City Ordinance 1013.

### **FIRE SERVICES**

Fire Services will be provided to the site by the Coachella Fire Department through a contract with the Riverside County Fire Department (RCFD). Two existing fire stations, No's 79 and 39 would serve the proposed project. It is anticipated that these stations would be able to accommodate some of the increase in demand for fire services resulting from the proposed project. However, because the proposed project would increase the population in the City by approximately 36,000 residents and 3,355 employees of commercial uses, the existing fire stations would not be able to accommodate the total increase in demand for fire services at project build out.

In addition to the inclusion of Project Design Features to accommodate and provide future fire services to the project site, the project will include the dedication of a site for the future development of a fire station during Phase 2 of the project. The proposed project will pay DIF fees to the City consistent with City Ordinance 1013. However, until the new facility is constructed and staffed, the project may have a significant impact upon fire services. This interim impact is noted in the EIR as one which cannot be mitigated.

### **SCHOOLS**

The Coachella Unified School District (CVUSD) would provide school facilities for the expected 5,837 additional students generated by the proposed project. The CVUSD has requested, and the project has been designed to include sites for the development of three additional elementary schools and one middle school. The CVUSD did not request the inclusion of a new high school on-site, therefore the

expected 1575 additional high school students would attend existing and planned CVUSD high school facilities off-site. The new school sites are planned in Phases 2 and 3 of the proposed project. The project will pay school impact fees consistent with State Law, however, until the new facilities are constructed and operational, there would be short-term impacts to school facilities.

## **PARKS**

The Specific Plan includes park, open space and recreational uses that total approximately 901 acres as illustrated on the exhibit below. As can be seen, the Specific Plan includes six community parks which would include play equipment, play areas, sport courts, shade structures, picnic areas, passive turf play areas, benches and related amenities. The parks are located along a pedestrian system of walkways and paths in the 28 acre village paseo.

The Specific Plan also includes two neighborhood recreation parks that range in size from 5 to 9 acres. The Specific Plan also provides for a 176 acre regional scale special use park with sports facilities within portions of the project's fault setback zone. This large park is planned for fields and sports courts, playgrounds, trails and off-street parking. The Specific Plan also includes the construction and and/or extension of trails adjacent to backbone roads as part of the 28 acre village paseo that connects the project's parks and schools and as part of 82 acres of linear parks on the upper edges of the project drainage ways. As noted previously, four school sites are planned within the project and it is envisioned that these facilities will allow for joint use for the future La Entrada residents.

# **LEGEND** **LANDSCAPE ZONES**

## **PARKS and PASEOS**

- Special Use Parks
- Community Parks
- Neighborhood Parks
- Recreational Center
- Paseos
- Desert Wash Paseos

## **OPEN SPACE**

- Natural Open Space

## **TRAILS**

### **Class I**

- Paseo - Multi-Purpose Trail
- Amenity - Multi-Purpose Trail
- Desert Wash Paseo - \* Trail
- Future Points of Trail Access through Subdivision
- Open Space - \* Pedestrian Trail

### **Class II**

- Collector Street - NEV/ Bike Trail

\*NOTE: All path and trails connections will be based on final grading plans.



Parks will generally be constructed in the associated development phase according to the following table:

Table 5-2 Park Phasing				
Planning Area	Acreage	Park Type	Ownership	Phase/Subphase
C8	7.6	Community Park	Public	1 A (first 500 du)
C9	2.4	Village Paseo	Private	1 A
C22	2.6	Community Park	Public	1 B
C23, H8	8.2	Village Paseo	Private	1 B
C6	15.1	Community Park	Public	2
C7	2.5	Village Paseo	Private	2
H21	7.3	Community Park/ Recreation Center	Private	3
H11, H22	14.7	Village Paseo	Private	3
H16	8.7	Neighborhood Park	Public	4
C17	5.4	Neighborhood Park	Public	4
G1	21.4	Regional/Special Use	Public/Private	5*
G2	127.3	Regional/Special Use	Public/Private	5*
G4	27.9	Regional/Special Use	Public/Private	5*
G14	4.6	Community Park	Public	5
G16	5.5	Community Park	Public	5
G18	1.7	Community Park	Public	5
Desert Wash Paseo Parks	81.8	Desert Wash Paseo Parks	Public	Per phase with adjacent tentative maps
*The special use park will be a public/private partnership or commercial recreation facility and will be constructed when a financing partner or commercial vendor is selected.				
Phase 1 A is defined as the first 500 dwelling units within the Phase 1 area. Phase 1 B includes the balance of the units in Phase 1.				

The City, through the formation of a landscape, lighting and maintenance district will maintain public parks. A homeowner's association (s) will maintain private parks within the project site.

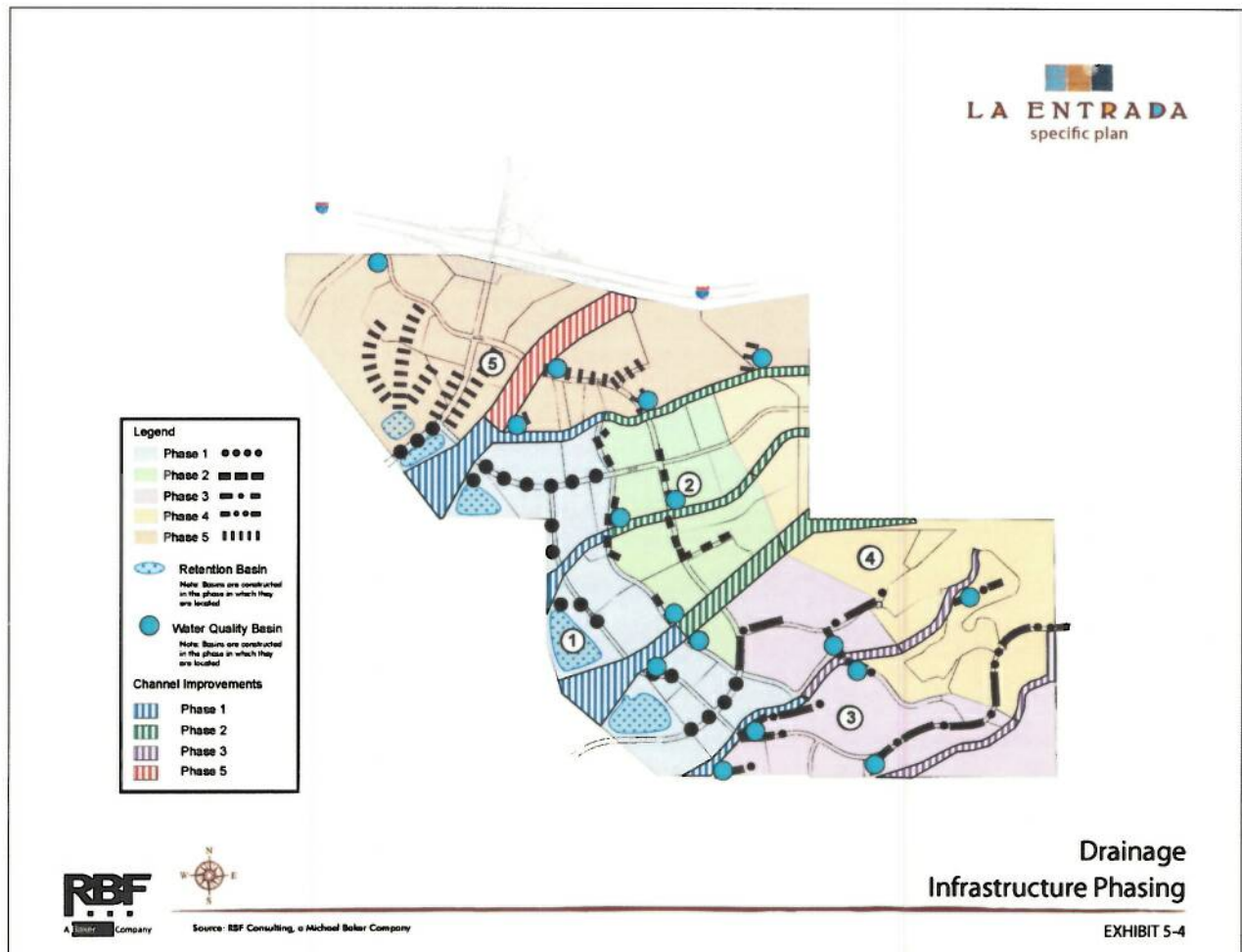
#### Drainage/Hydrology

The project site is characterized by a series of northeast-southwest ridgelines and drainages that coalesce into a broad alluvial fan prior to reaching an off-site levee structure referred to as the Eastside Dike along the southwestern boundary of the site. Five large washes are located on the project site that can potentially carry significant storm flows during flash flood conditions. Many of the drainage courses extend long distances upstream into off-site areas that comprise the southeasterly foothills of the Little San Bernardino Mountains. Due to the geologic units exposed within the site, topographic relief within these areas, and lack of vegetation, minimal infiltration occurs during rainfall events and runoff is conveyed into the alluvial drainages.



Run-off from the site and off site areas are ultimately collected at the Eastside Dike adjacent to the Coachella Canal and, depending on the severity of the storm, released into the Whitewater River via the Wasteway No. 2 drain located along the south side of Avenue 52.

A conceptual drainage plan for La Entrada is illustrated below and illustrates the proposed drainage improvements by phase including the regional channels, storm drains and size and water quality basins.



### Draft Environmental Impact Report (DEIR)

A DEIR was prepared for the La Entrada project applications in accordance with the California Environmental Quality Act (CEQA) and Sections 15120 through 15131 and 15161 of the CEQA guidelines. The DEIR analyzed seventeen potential environmentally significant issues including: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural and Paleontological Resources, Geology and Soils, Global Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services and Utilities, Recreation Resources, Traffic and Circulation and Water Supply.



The DEIR was circulated to the State Clearinghouse and Interested Parties for a 45-day review period from July 11 thru August 26, 2013. Ten comment letters were received during the review period and are included in the Final Environmental Impact Report (FEIR). Staff has prepared responses to the comments received and these are included in the FEIR.

The DEIR found that impacts to the following ten areas would not result in significant unavoidable short or long-term adverse impacts after mitigation related to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Recreation Resources and Water Supply.

The DEIR identified seven significant unavoidable adverse impacts that would result from the proposed project including:

1.     Aesthetics: The proposed project would result in significant unavoidable adverse impacts related to visual character and quality because there are no feasible mitigation measures to reduce impacts associated with a change in visual character to a less than significant level.
2.     Agricultural Resources: Implementation of the proposed project would result in the conversion of State designated Farmland to a non-agricultural use. Due to the physical design constraints associated with the Avenue 50 alignment through the project site (ie: the need to cross the Coachella canal) the loss of approximately 0.25 acre of Prime Farmland and 9.5 acres of Unique Farmland cannot be avoided and no feasible mitigation is available.
3.     Air Quality: Construction activities associated with the proposed project would exceed South Coast Air Quality Management District (SCAQMD) construction emission thresholds for reactive organic gases (ROG), nitrogen oxides (NOx) and carbon monoxide (CO). Operational activities would exceed SCAQMD operational emission thresholds for ROG, NOx, CO, particulate matter less than 2.5 microns in size (PM2.5) and particulate matter less than 10 microns in size (PM10). Because these impacts cannot be fully mitigated, construction and operational air quality impacts are also considered cumulatively significant.
4.     Geology and Soils: Implementation of the proposed project would result in development within an area with known and potentially active earthquake faults, primarily the San Andreas fault. Development within the site would be subject to strong ground motion. Because these impacts cannot be fully mitigated, earthquake related impacts are considered significant and unavoidable.
5.     Global Climate Change: Implementation of the proposed project would result in the generation of 170,000 metric tons per year of carbon dioxide equivalent (CO2e) at the completion of Phases 1 and 2, which is 0.17 million metric tons per year of carbon dioxide equivalent per year (MMTCO2e/year). The project will produce 280,000 MT/year of CO2e at the completion of Phases 3 and 4, which is 0.28 MMTCO2e/year. The total project will produce 560,000 MT/year of CO2e at the completion of Phase 5, which is 0.56 MMTCO2e/year. GHG emissions generated by the project would exceed the 2020 and 2035 Performance Targets for Tier 4 projects. Because these impacts

cannot be fully mitigated, these GHG emission impacts are considered significant and unavoidable.

The proposed project is consistent with the goals in the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (SCAG RTP/SCS) of combining transportation and land use elements in order to achieve greenhouse gas (GHG) emissions reduction targets. However, because the proposed project would generate significant amounts of GHG emissions, it would conflict with applicable plans, policies, or regulations adopted to reduce emissions of GHG to statewide target levels. In addition, the proposed project would make a significant contribution to cumulative GHG impacts.

6. **Public Services and Utilities:** Development of the proposed project would result in a population increase that would result in additional demands on existing fire, police, and library services. Existing facilities would not be able to meet service or response time goals at project build out. Once new public facilities are constructed, it is anticipated that fire, police, and library services and response times would be met. However, in the interim development phases, impacts to police and fire/emergency services would be significant. The Badlands and Lamb Canyon Sanitary Landfills are anticipated to be closed in 2021 and 2024, respectively, prior to completion of project build out (2045). It is currently undetermined where the solid waste would be rerouted after both landfills serving the project site close. Therefore, subsequent to the closure of these landfills, the proposed project would have a significant adverse impact related to solid waste. The project would also result in a significant unavoidable adverse impact related to wastewater.

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**Traffic:** Development of the proposed project would result in the generation of traffic that would affect exiting intersections, freeway mainlines and freeway ramps as follows:

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associated with traffic LOA on affected roadways, some traffic infrastructure is outside the City's jurisdiction. Because the City has no control over when and how such improvements to State facilities would be put in place, impacts to the freeway mainline and ramps would remain significant and unavoidable until such improvements are constructed. Statements of overriding consideration are included in Planning Commission Resolution 13-01 acknowledging the adequacy of Final Environmental Impact Report (EIR 12-01) for development of the La Entrada Specific Plan project and related entitlements and improvements. PSAV, LLC (Applicant)

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No Project/McNaughton Specific Plan Alternative;

No Project/No Development Alternative; Retirement Community Alternative; and No Annexation Alternative.

The DEIR determined that the environmentally superior alternative would be the No Project/No Development Alternative because the physical impacts that would occur with the proposed project would not occur with this Alternative. If there were no changes to the existing conditions on site, none of the short and long term impacts under the proposed project would occur. Therefore, the potentially significant impacts would be avoided with the No Project/No Development Alternative. However, this alternative would not provided for an orderly development of residential and commercial uses that would retain revenue-generating uses, provide new employment opportunities to residents, provide commercial series for residents, or provide additional housing for residents in an area that is easily accessible to public transportation, retail and service uses.

The following chart compares the four Alternatives to the Proposed Project that were analyzed in the DEIR:

**Table 5.A: Alternatives Summary**

Alternative	Residential (DU)	Commercial/Office (sf)	Parks (ac)	Preserved Open Space (ac)
Proposed La Entrada Specific Plan Project	7,800	1,510,879	344.7	556.9
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Sources: Draft La Entrada Specific Plan, April 2013; and LSA Associates, Inc. (June 2013).

Assumes development of the land uses in the previously approved McNaughton Specific Plan.

Square footage is based on the floor area ratio (FAR) identified in the County of Riverside General Plan Socioeconomic Build Out Projections Assumptions and Methodology.

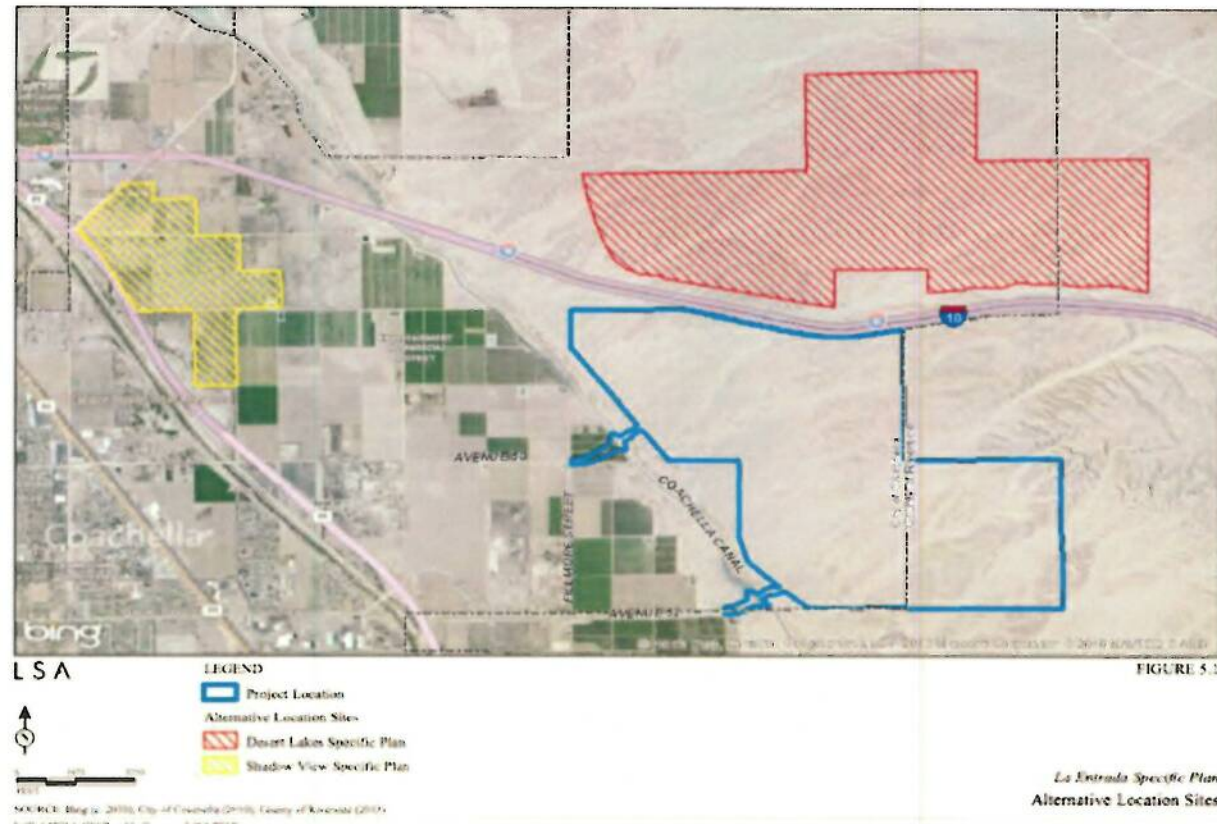
ac = acres

DU = dwelling units

sf = square feet

Additionally, the DEIR analyzed two alternative locations within the City for the proposed project including the Desert Lakes Property and the Shadow View Area as illustrated on the figure below. The two alternative locations that were considered were either unavailable for development, would not feasibly accommodate a project such as the proposed project, and/or would not reduce the significant

impacts associated with the proposed project. Furthermore, no property under control of the project proponent is available or could reasonably be acquired for use as an alternative site within or in the vicinity of the City.



### **Community Outreach**

In addition to the mandatory notification process for the proposed project, including a public scoping meeting held in June 2012 and a joint Planning Commission meeting in June 2013, a significant effort has been made to notify and explain the proposed La Entrada project to community residents and property owners.

In September/October 2013 four meetings were held as detailed below:

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downloads of the La Entrada documents. Comments on the DEIR could be made directly through the website. Additionally, a La Entrada Facebook page was launched in July 2013 for the La Entrada project. In addition, a specific website for community outreach was launched on October 1, 2013 in order to keep the community advised and informed of the project.

#### **TENTATIVE TRACT 36494**

Tentative Tract 36494 proposes the subdivision of the 2200 acre parcel into 78 lots for finance and conveyance purposes only. The proposed subdivision is consistent with the proposed La Entrada land use plan. The proposed map will not permit any grading or create any building sites. A future Master Subdivision Map, Commercial Map or Builders Tentative Map (as defined in the conditions of approval) must be processed and approved in order for any development to occur on the site.

#### **CONCLUSIONS AND RECOMMENDATIONS**

The La Entrada project proposes a comprehensive planning framework that provides for the coordination of major land use, circulation and infrastructure requirements that are logically planned. To this end, the project has been designed to provide for:

- a variety of residential densities and building types;
- a range of vehicular and pedestrian mobility;
- the preservation/enhancement of recreation and open space;
- a reduction of impacts from the prior development approval;
- a full range of residential, commercial, recreational and business activities and services to the City of Coachella;
- a circulation plan that enhances connectivity with existing General Plan Circulation Element roadways included Avenues 50 and 52;
- a future interchange at I-10 and Avenue 50;
- a land use plan that reduces hillside grading, where possible and preserves select natural onsite features;
- a minimum 25% (1950 dwelling units) shall include the installation of renewable energy facilities, including solar technology;
- The "Mixed Use" Planning Areas to include renewable energy facilities, including solar technology;
- The retention of existing drainages on-site to use as open space connections for pedestrian and non-motorized use.

Staff has analyzed all of the components of the proposed project, including the Program Environmental Impact Report that has been prepared to analyze expected project impacts. Staff believes that the



Staff Report  
10/16/13

Program Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act and the City of Coachella Rules to Implement the Act and that the Planning Commission can recommend to the City council approval of the General Plan Amendments, Specific Plan Amendment, Change of Zone and Tentative Tract Map.

One minor change is needed to the proposed Specific Plan zoning ordinance that will allow movie theaters to the list of retail commercial uses allowed under Section 4.5.2.

# **LEGEND** **LANDSCAPE ZONES**

## **PARKS and PASSEOS**

- Special Use Parks
- Community Parks
- Neighborhood Parks
- Recreational Center
- Paseos
- Desert Wash Paseos

## **OPEN SPACE**

- Natural Open Space

## **TRAILS**

### **Class I**

- Paseos - Multi-Purpose Trail
- Amenals - Multi-Purpose Trail
- Desert Wash Paseos - \* Trail
- Future Points of Trail Access through Subdivision
- Open Space - \* Pedestrian Trail

### **Class II**

- Collector Street - NEV/ Bike Trail

\*NOTE: All path and trails connections will be based on final grading plans.



10/16/13 10:00 AM (10/16/13 10:00 AM)

Parks, Trails and Open Space Plan

Parks will generally be constructed in the associated development phase according to the following table:

Table 5-2 Park Phasing				
Planning Area	Acreage	Park Type	Ownership	Phase/Subphase
C8	7.6	Community Park	Public	1A (first 500 du)
C9	2.4	Village Paseo	Private	1A
C22	2.6	Community Park	Public	1B
C23, H8	8.2	Village Paseo	Private	1B
C6	15.1	Community Park	Public	2
C7	2.5	Village Paseo	Private	2
H21	7.3	Community Park/ Recreation Center	Private	3
H11, H22	14.7	Village Paseo	Private	3
H16	8.7	Neighborhood Park	Public	4
C17	5.4	Neighborhood Park	Public	4
G1	21.4	Regional/Special Use	Public/Private	5*
G2	127.3	Regional/Special Use	Public/Private	5*
G4	27.9	Regional/Special Use	Public/Private	5*
G14	4.6	Community Park	Public	5
G16	5.5	Community Park	Public	5
G18	1.7	Community Park	Public	5
Desert Wash Paseo Parks	81.8	Desert Wash Paseo Parks	Public	Per phase with adjacent tentative maps
*The special use park will be a public/private partnership or commercial recreation facility and will be constructed when a financing partner or commercial vendor is selected.				
Phase 1A is defined as the first 500 dwelling units within the Phase 1 area. Phase 1B includes the balance of the units in Phase 1.				

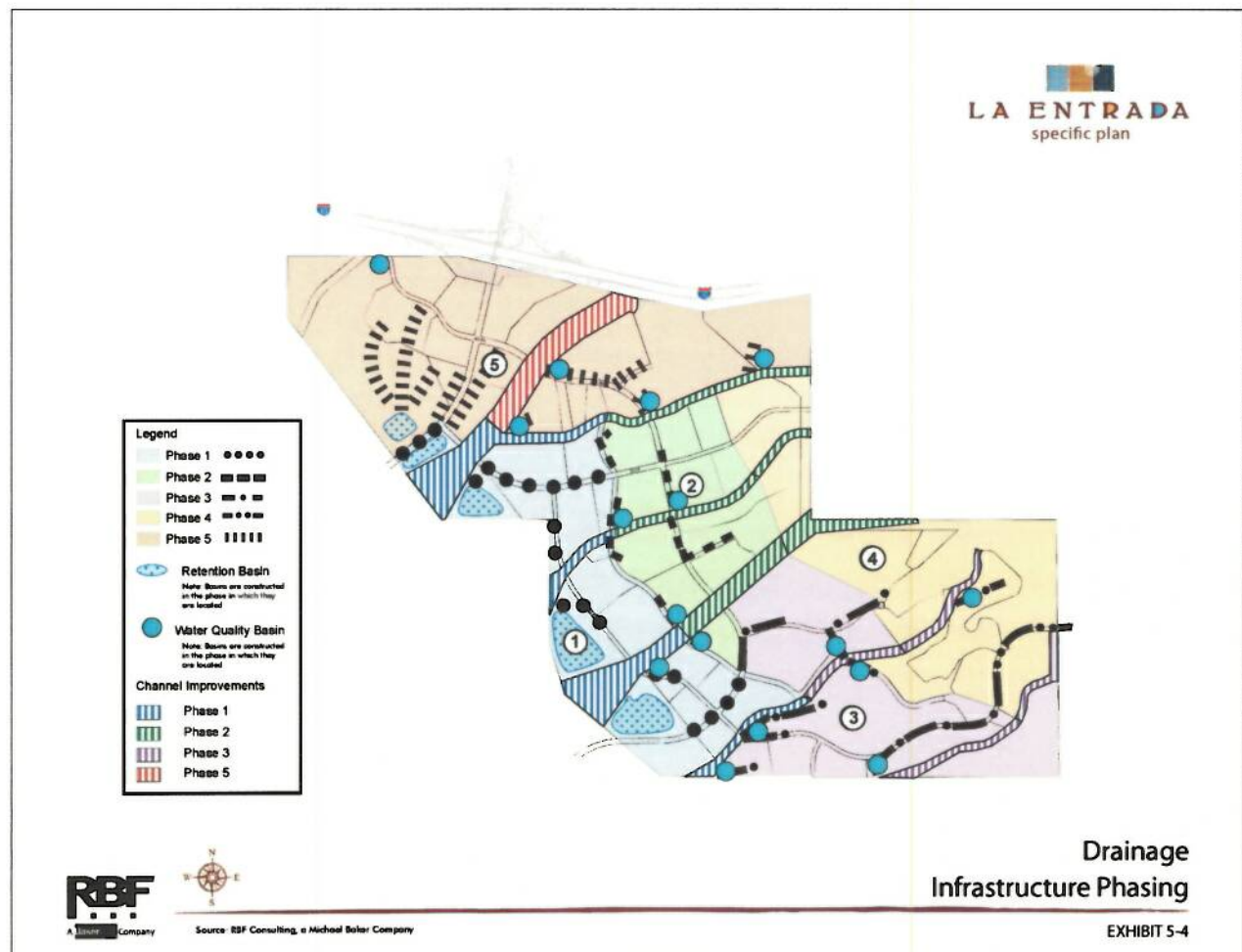
The City, through the formation of a landscape, lighting and maintenance district will maintain public parks. A homeowner's association (s) will maintain private parks within the project site.

#### Drainage/Hydrology

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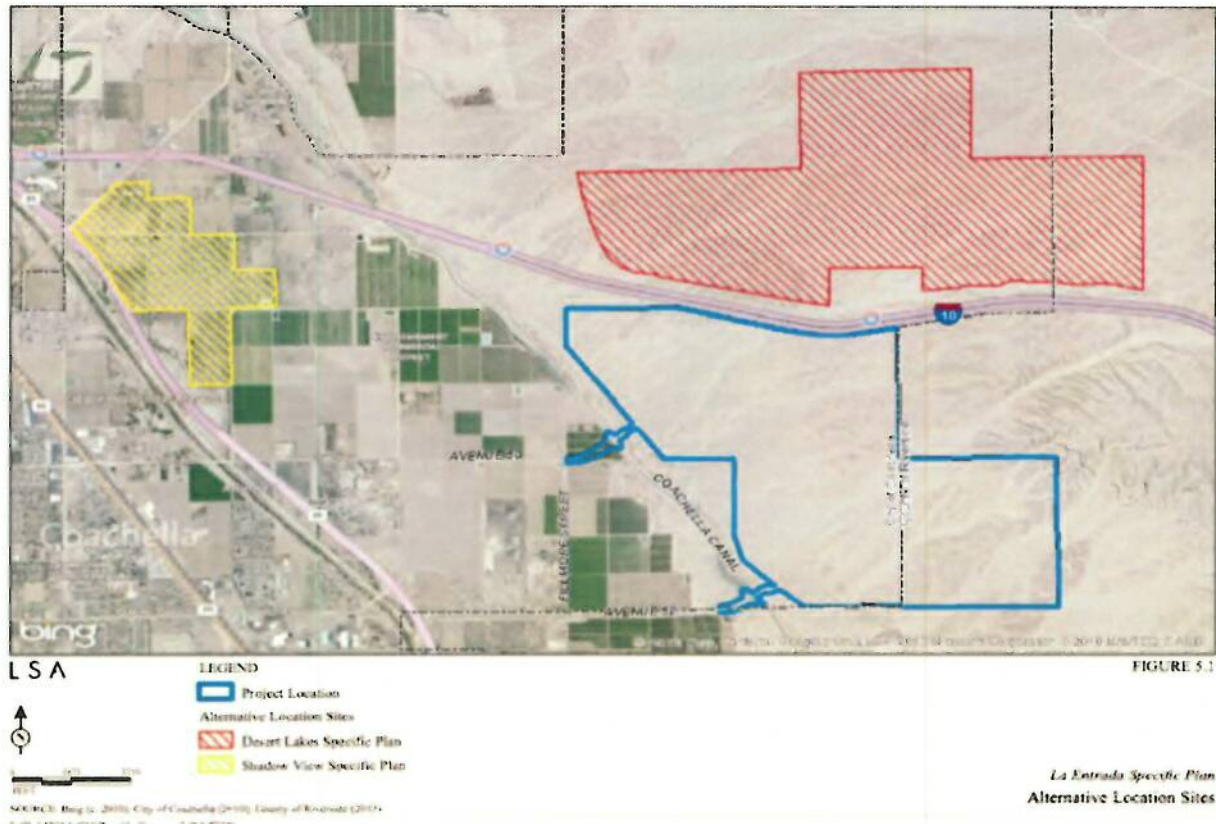
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