

**Scoping Meeting for
Vista Del Agua Project
Environmental Impact Report**

March 12, 2015

Agenda

Welcome and Introductions

What is CEQA

Purpose of CEQA Scoping Meeting

Project Setting/Description

Potential Environmental Impacts

CEQA Review Schedule and Commenting

Contact Information

Questions and Answers

Welcome and Introductions

- City of Coachella
 - Luis Lopez, Development Services Director
 - Mathew Evans, Contract Planner

- Strategic Land Partners, LLC
 - Jim Kozak, President

- United Engineering Group
 - Beau Cooper

- Matthew Fagan Consulting Services
 - Matthew Fagan, EIR Consultant

What is CEQA? California Environmental Quality Act

- 1970 State of California environmental law
- Purpose of CEQA
 - Provide information about environmental consequences of actions
 - Evaluate the Project's anticipated physical environmental effects
 - Provide opportunity to comment on environmental issues
 - Obligation to avoid or reduce harm to the environment when feasible (“mitigation”)

Purpose of the Notice of Preparation (NOP)

- ❑ Formally begins environmental review process
- ❑ Indicates to community that an Environmental Impact Report (EIR) will be prepared
- ❑ Solicits community input regarding issues and concerns to be discussed in the EIR

Purpose of CEQA Scoping Meeting

- ❑ Receive additional input from public and interested agencies on the environmental issues that the Draft EIR should address
- ❑ Enhance public participation as part of the Project's review under CEQA
- ❑ Today's meeting is NOT intended as a forum to discuss the merits of the proposed Project
- ❑ Merits of the Project have and continue to be discussed at other public forums

What is an Environmental Impact Report (EIR)

- ❑ Informational document based on facts
- ❑ Studies are prepared and conclusions of significance made in accordance with CEQA Guidelines
- ❑ Non-biased approach that neither supports nor opposes Project

EIR Steps

- Notice of Preparation
- 30-Day Notice of Preparation Comment Period
- Public Scoping Meeting
- Preparation of Draft EIR
- 45-Day Public Comment Period
- Preparation of Response to Comments & Final EIR
- 10-Day Final EIR Review
- Public Hearing Process
- Certification of Final EIR
- Adoption of Findings of Fact
- Adoption of Mitigation Monitoring & Reporting Program

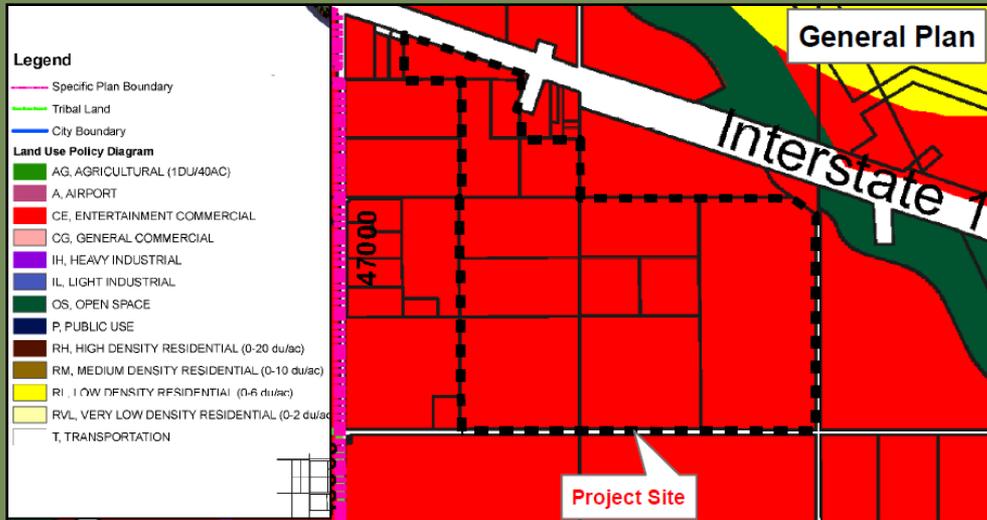
Project Roles and Responsibilities

- CEQA Lead Agency: City of Coachella
- EIR Consultant: Matthew Fagan Consulting Services

Project Setting

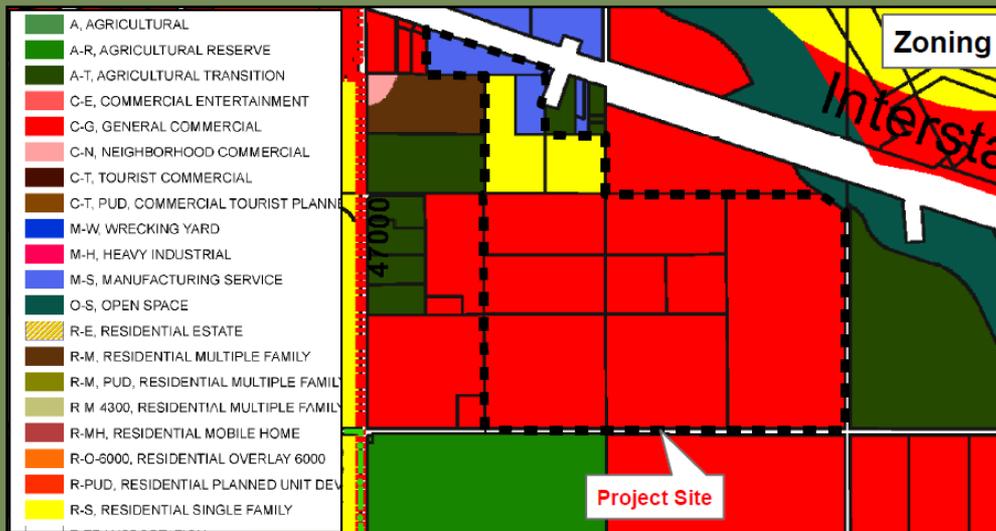


General Plan Amendment and Change of Zone



The existing General Plan Land Use designations are identified as Suburban Retail District, Urban, General, and Suburban Neighborhood, and Neighborhood Center for the Project site .

The existing zoning classifications include C-G (General Commercial), R-S (Single-Family Residential), M-S (Manufacturing Service) and A-T (Agricultural Transition).



The proposed amendments will rezone the Project site to the zoning classifications proposed within the Vista Del Agua Specific Plan which include residential, commercial, and open space uses.

Specific Plan

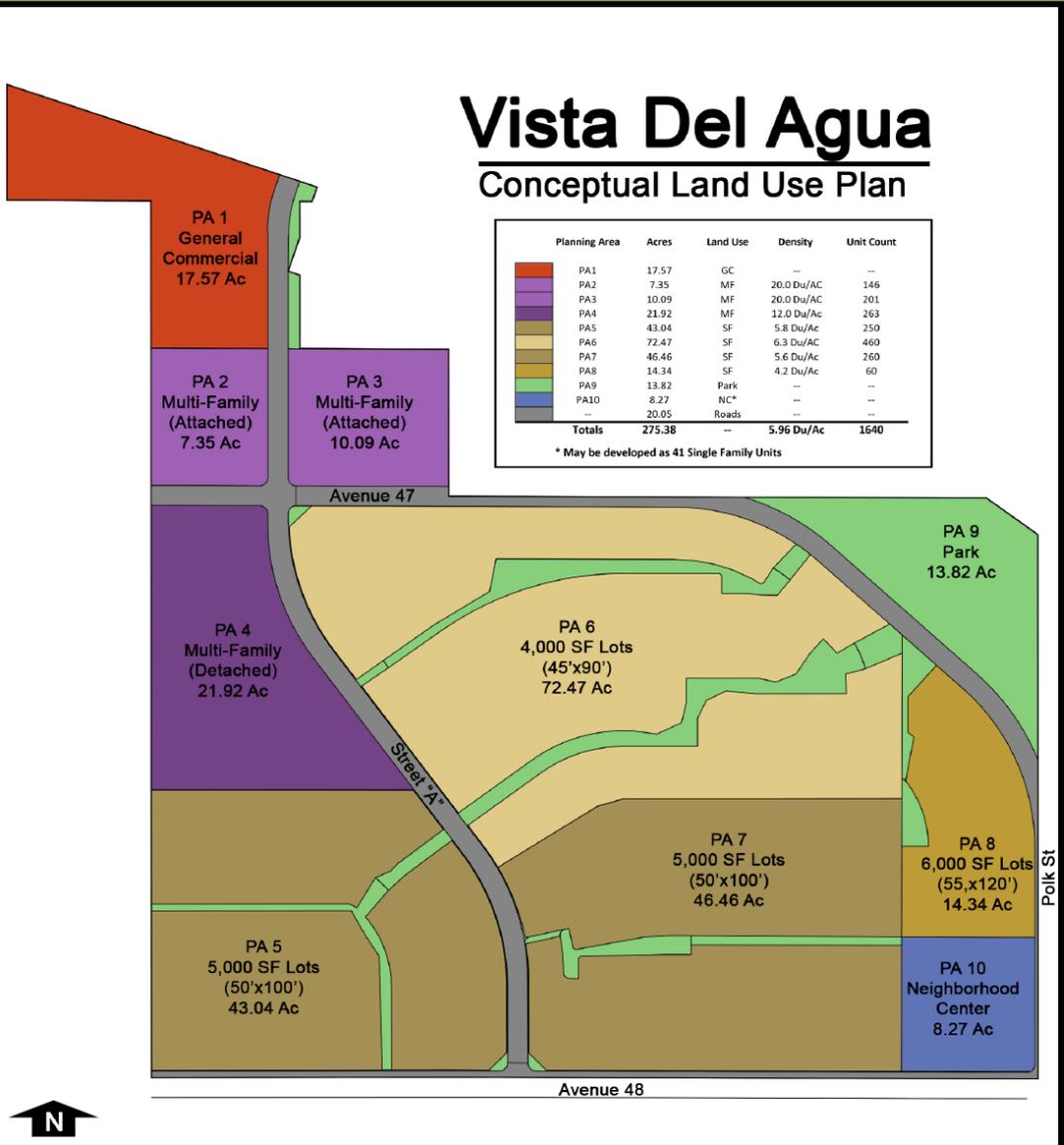
Vista Del Agua Conceptual Land Use Plan

Planning Area	Acres	Land Use	Density	Unit Count
PA1	17.57	GC	--	--
PA2	7.35	MF	20.0 Du/AC	146
PA3	10.09	MF	20.0 Du/AC	201
PA4	21.92	MF	12.0 Du/AC	263
PA5	43.04	SF	5.8 Du/AC	250
PA6	72.47	SF	6.3 Du/AC	460
PA7	46.46	SF	5.6 Du/AC	260
PA8	14.34	SF	4.2 Du/AC	60
PA9	13.82	Park	--	--
PA10	8.27	NC*	--	--
--	20.05	Roads	--	--
Totals	275.38	--	5.96 Du/AC	1640

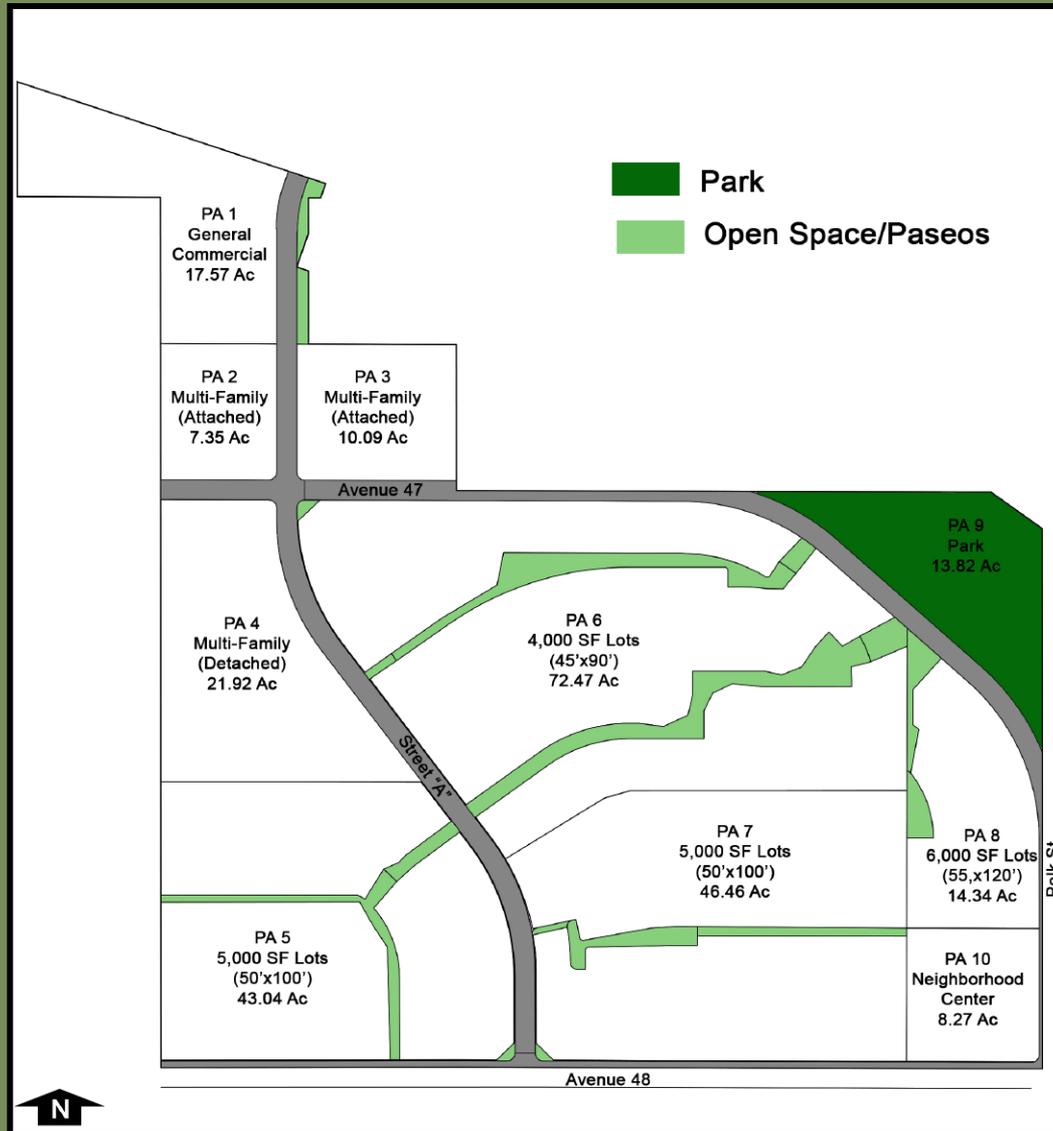
* May be developed as 41 Single Family Units

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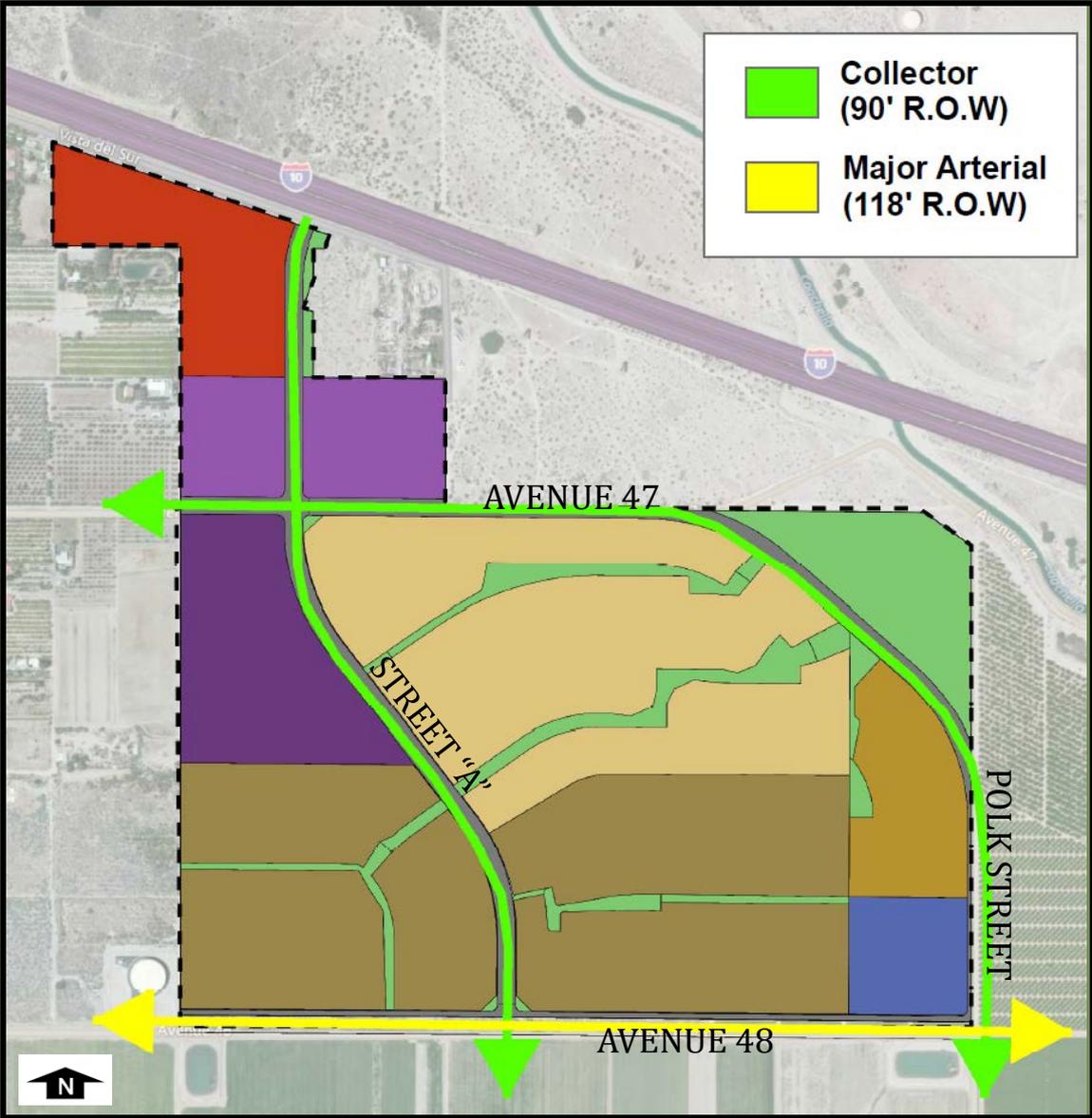
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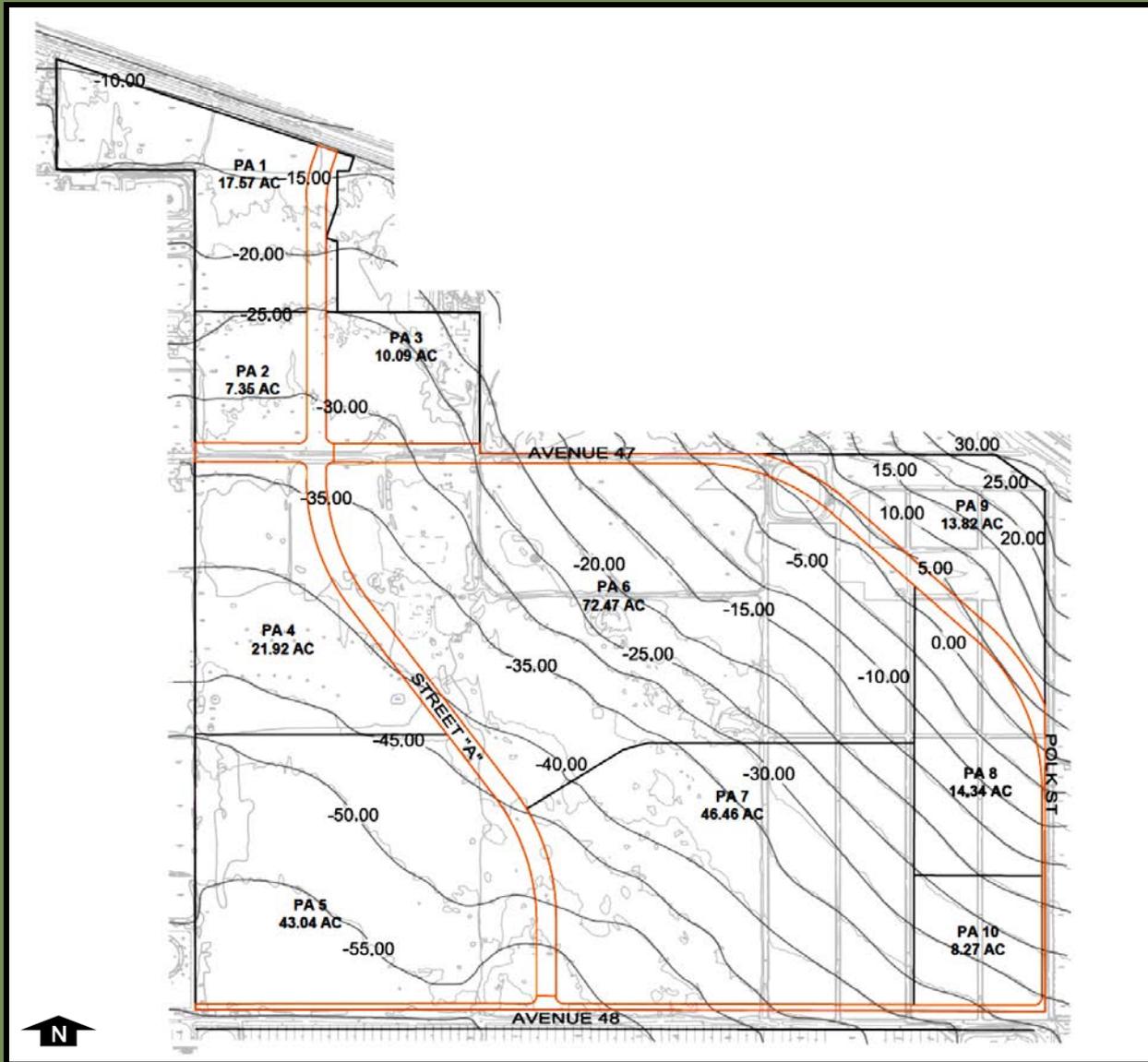
Open Space



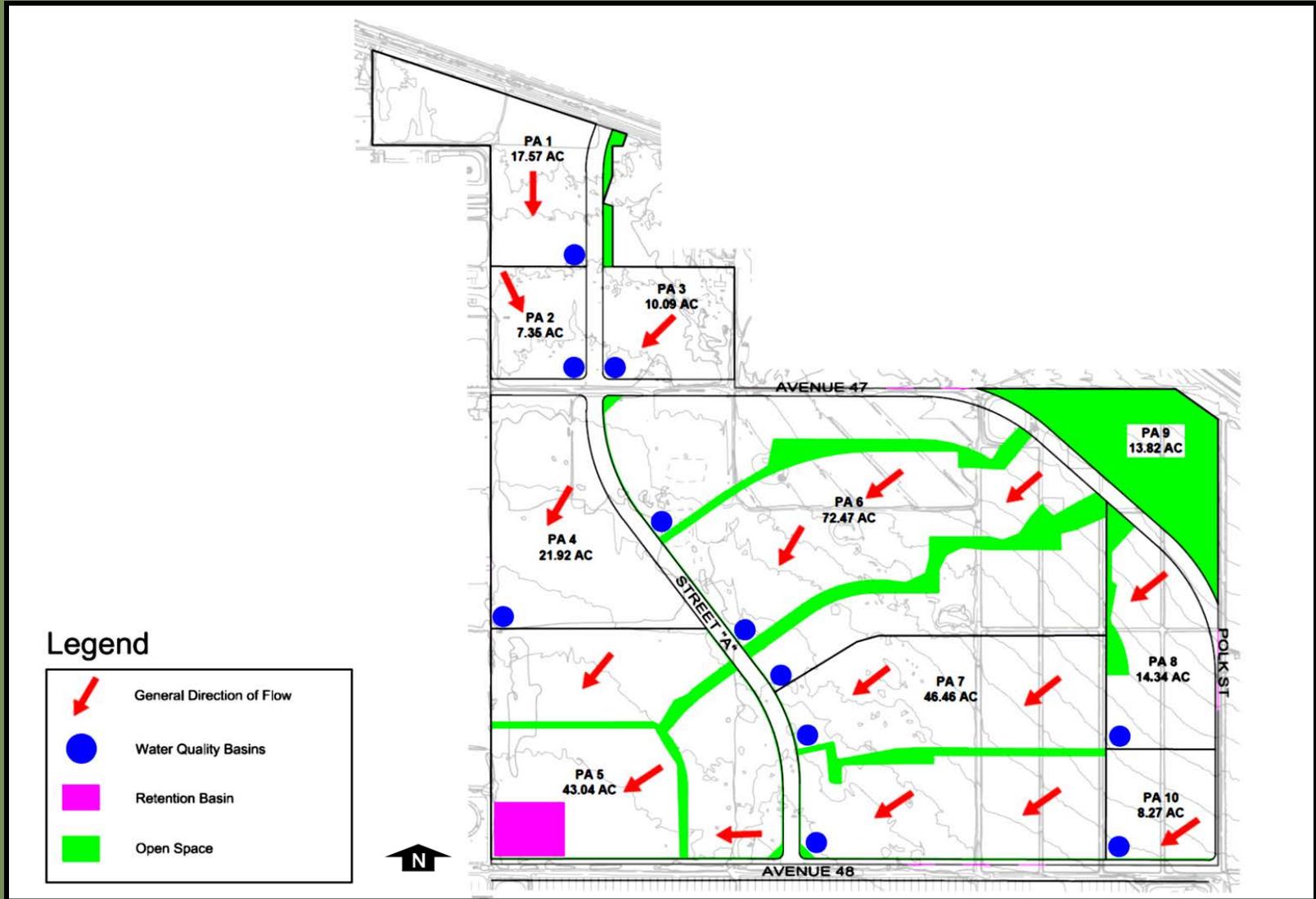
Circulation



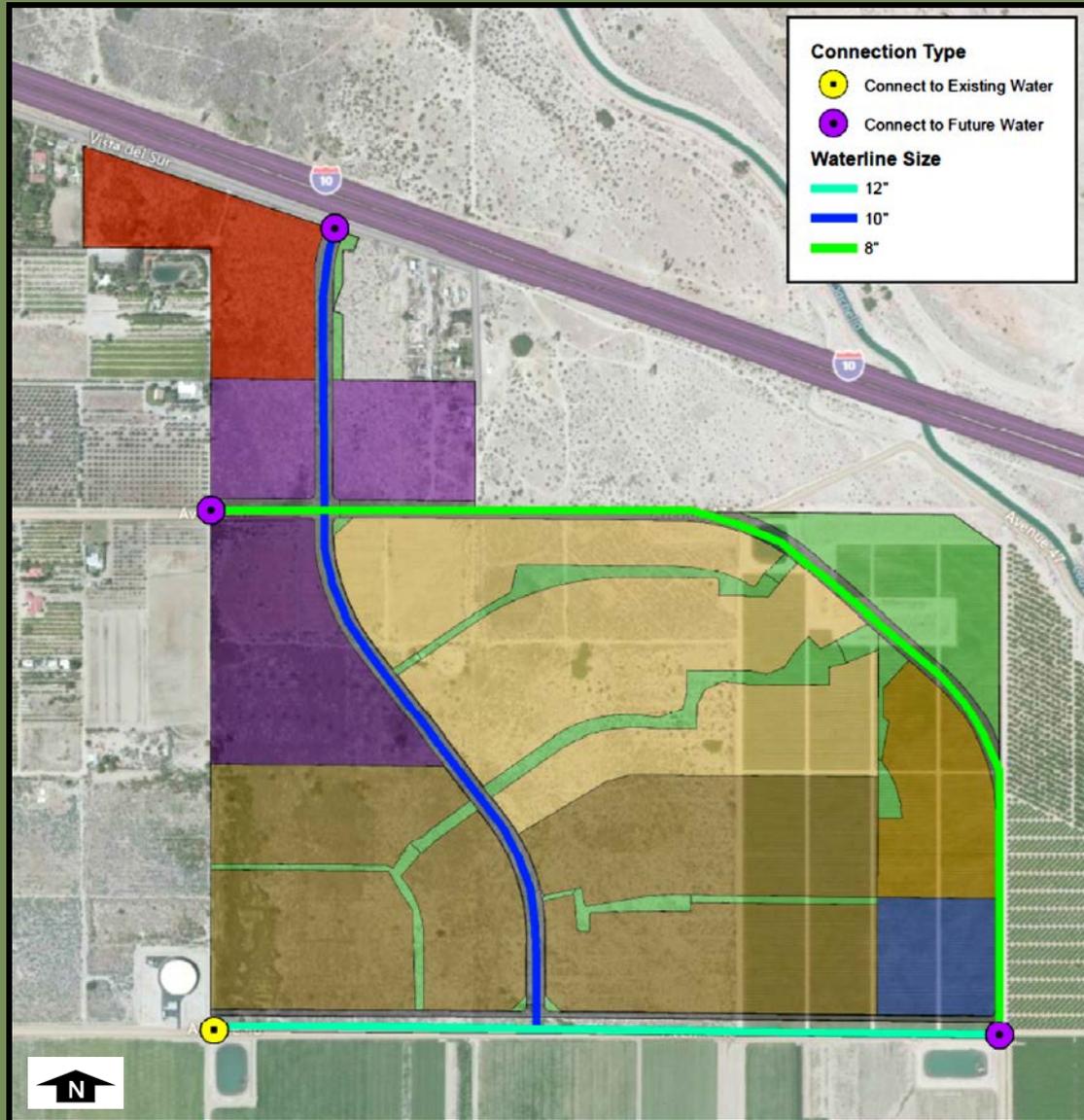
Grading



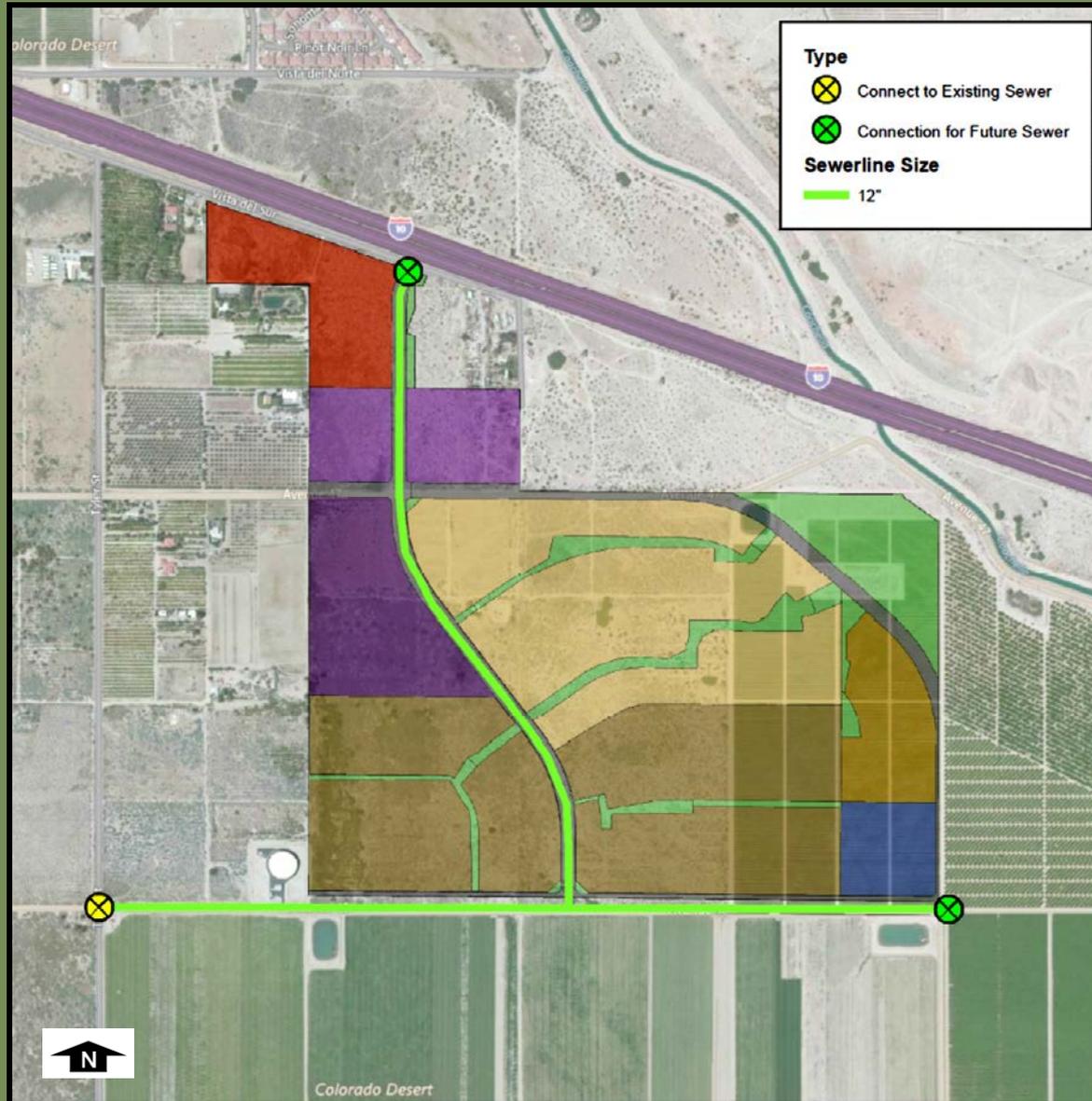
Drainage/Hydrology/Water Quality



Master Water Plan



Master Sewer Plan



Tentative Parcel Map No. 36872

Tentative Parcel Map No. 36872 is for the purpose of phasing and financing the infrastructure improvements required for the Project. While the precise design of this map is not specifically known at this time, the following assumptions will be utilized for the purposed of this EIR:

- ❑ The map boundary will be consistent with that of the Specific Plan;
- ❑ The map will be consistent with the City's General Plan;
- ❑ The map will conform to the requirements of Title 16 – Subdivisions, of the City's Municipal Code; and
- ❑ The map will conform to any and all other applicable City Ordinances.

Development Agreement

Pursuant to Government Code Section 65864-65869.5, the Project proponent may enter into a Development Agreement (DA) with the City to obtain assurances for the Project that, upon approval of the Project, the applicant may proceed with the Project in accordance with existing policies, rules and regulations, and subject to conditions of approval.

Potential Environmental Impacts

Based on potential significant environmental impacts, an EIR will be prepared to further evaluate identified issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Analysis of Draft EIR

- Thresholds-based Analysis
 - CEQA significance thresholds
- Short-term Impacts
 - Construction
- Long-term Impacts
 - Operational
- Cumulative Impacts
- Project Alternatives

How Do I Make Comments on this EIR?

- ❑ Participate in the discussion this afternoon
- ❑ Please limit comments to environmental issues to be analyzed in the EIR
- ❑ Send in written comments on the Notice of Preparation (NOP) no later than April 2, 2015
- ❑ Review Draft EIR when published and provide comments during 45-day review period (dates to be determined)
- ❑ Comment at Planning Commission and City Council Meetings (dates to be determined)

Contact Information

- Please mail or e-mail comments to:

City of Coachella
Development Services Department
Luis Lopez, Development Services Director
1515 6th Street
Coachella, CA 92236
llopez@coachella.org

- Include:
 - Commenter name
 - Address
 - E-mail or contact number
 - Reference Vista Del Agua Project SCH No. 2015031003

Questions and Answers



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