



City of Coachella
Notice of Preparation of a Draft EIR
and Notice of a Public Scoping Meeting

Date: November 14, 2022

To: Responsible and Trustee Agents/Interested Organizations and Individuals

Subject: **Notice of Preparation of a Draft Environmental Report and Notice of a Public Scoping Meeting**

KPC Coachella Specific Plan EIR

Lead Agency:

CITY OF COACHELLA
Development Services Department
53990 Enterprise Way
Coachella, CA 92236
Contact: Gabriel Perez
gperez@coachella.org

Consulting Firm:

KIMLEY-HORN AND ASSOCIATES, INC.
3880 Lemon Street, Suite 420
Riverside, CA 92501
Contact: Kevin Thomas, CEP, ENV SP
kevin.thomas@kimley-horn.com

Consulting City Planner:

Ron Goldman
Ron@RGPlanningConsultants.com

This NOP includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Gabriel Perez, Development Services Director, at the City of Coachella address shown above. Please include the name, phone number, email address, and mailing address of a contact person in your response.

Project Title: KPC Coachella Specific Plan EIR

Location: The Project site is located in the eastern portion of Coachella Valley north of Interstate 10 (I-10). The site is approximately three miles northeast of the City center in the foothills of the Little San Bernardino Mountains, and is bounded by the San Bernardino Mountains to the north, I-10 and the City of Coachella to the south and west, and unincorporated Riverside County to the north and east. Once construction of the Avenue 50 interchange is completed, the Project will be at the eastern entrance gateway into the City of Coachella and Coachella Valley. Refer to **Exhibit 1: Regional Map**.



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Project Description

A. Project Overview

The Project site has been contemplated for development over the years, including a previous specific plan concept referred to as “Desert Lakes.” The Project site has a current General Plan land use designation of Resort District.¹ The proposed Project is the KPC Coachella Specific Plan and related approvals (described further below), which proposes a master planned mixed-use community on approximately 2,807 (conceptual) acres of currently undeveloped land, entirely located within the City of Coachella. The Specific Plan proposes the following land uses:

- A mixture of residential product types, including an active adult/senior-oriented village, totaling approximately 9,536 dwelling units;
- Approximately 305 acres of mixed-use areas, which include commercial retail, high-density residential, resort, and entertainment uses;
- A college/university overlay to allow for institutions of higher learning with an emphasis on healthcare;
- Approximately 71 acres of school (3 elementary schools and 1 middle school);
- Approximately 395 acres of parks, greenways, and amenity centers;
- Approximately 179 acres of circulation uses, including arterials, major, and secondary roadways;
- Approximately 68 acres of Agricultural Production areas;
- Approximately 754 acres of natural open space, including drainage channels and trails;
- A potential multi-story, high-rise building; and
- A proposed entertainment center/venue and performing arts theater

The Project will also require various on-site and off-site infrastructure improvements, including water, wastewater, dry utilities, roadway, and a non-vehicular trail connection under the I-10 to connect with the La Entrada Specific Plan. The Project includes other appurtenant facilities and uses typical of a master planned community. The applicant is investigating use of alternative on-site power generation through various commercially available technologies, with the intent to improve power reliability and reduce environmental impacts.

Domestic Water

The off-site installation and upsizing of domestic water transmission lines are proposed within existing roadway rights-of-way for Avenue 50, Avenue 48, Tyler Street, and Vista Del Norte. Planned groundwater production sites are proposed at Tyler Street and Avenue 48; Avenue 48 and Polk Street; Avenue 50 and Polk Street; and Avenue 50 and Fillmore Street.

¹ City of Coachella. 2014. General Plan Land Use Designations.
<https://www.coachella.org/home/showpublisheddocument/8259/637592601028770000>



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Sewer

The off-site sewer collection system proposed to serve the Project, referred to as the East-side Trunk Sewer, follows Vista Del Norte, Dillon Road, Highway 86, Avenue 48, Tyler Street, Avenue 50, and Polk Street. The off-site collection system currently consists of 12-, 15-, and 24-inch gravity sewers. Upsizing of these off-site lines would be required for the Project.

Dry Utilities

The Project includes off-site infrastructure connections to the Specific Plan project site. Power would be supplied via an extension from southwest of the Project site, south of I-10. Power would cross I-10 at the proposed Avenue 50 Interchange on-ramp/off-ramp area with a transmission circuit to a new substation on the north side of I-10. That substation would then feed the entire site.

Low-voltage/data (telephone and cable television) would be extended from Dillon Road along Vista del Norte to the Project site. Natural gas would also be extended from Dillon Road along Vista del Norte to the Project site. A potential natural gas regulator station could be located on the south side of Vista del Norte, east of the abandoned gas station.

Note that off-site facility locations are conceptual, subject to modification during final design and permitting.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

B. Project Setting

The Project site is approximately 2,807 acres consisting of undisturbed, open, hilly, and undeveloped desert area with minimal vegetation, except for small native trees, shrubs, and annual grassland. Broad natural drainage corridors traverse the Project site diagonally. The Project site consists of 57 vacant parcels. Refer to **Exhibit 2: Local Vicinity Map**.

The surrounding mountains range from 3,000 to 9,000 feet, with peaks ranging to over 11,000 feet (San Gorgonio peak). The overall valley gradient is from northwest to the Salton Sea with a current surface of approximately 220 feet below mean sea level. The Coachella Valley is surrounded by the Santa Rosa Mountains (Toro Peak, 8,715 feet) approximately five miles southwest. The north and northeast portion of the valley is defined by the Little San Bernardino Mountains (up to 5,267 feet) approximately two miles to the northeast. There are several natural rock outcroppings in the hillside areas of the east that provide a native desert appearance as viewed from the Valley floor. Most of the Project site ranges from 0 to 20 percent grade. In some areas near I-10, slopes can reach as high as 37 percent slope. The site consists of the following soil types: Badland; Carsitas gravelly sand (0 to 9 percent slopes); Carsitas cobbly sand (2 to 9 percent slopes); and Chuckwalla very gravelly sandy clay loam (2 to 5 percent slopes).

C. Requested Project Approvals

Primary approvals requested by the applicant include:

- General Plan Map and Text Amendment – The Project site is presently designated as Resort District by the General Plan. A General Plan Map and Text Amendment would change the property's land use designation from Resort District to KPC Coachella Specific Plan.



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- Zone Change and Specific Plan approval – Adoption of the proposed Specific Plan is a discretionary action subject to City Council approval. Adopted by Ordinance, the Specific Plan document will serve both planning and regulatory functions. The Specific Plan document contains the development standards and procedures necessary to fulfill these purposes. The proposed Specific Plan would implement the City’s General Plan as amended. The Specific Plan would be considered by the Planning Commission and City Council and would be adopted by Ordinance and would become the zoning for the Project.
- Tentative Tract Map – The Project’s Tentative Tract Map, for financing purposes, would create the individual legal lots for Project development, formalize the parcel boundaries, and provide for public rights-of-way for Project access.
- Development Agreement – The Project application includes a request for a development agreement that will outline the Project’s obligations and improvements, phasing and timing of improvements, fee credits and reimbursements, vesting, and other related City and Applicant responsibilities.

The General Plan outlines a process for development in the various subareas of the City, starting with due diligence on the part of the landowner to identify existing conditions and site constraints. This is followed by a pre-application phase to identify connectivity with the citywide street network, identify a street network for the specific project, and identify a net development yield based on the mixture of development districts. The pre-application process for this Project was started in April 2019. Preparation of the KPC Coachella Specific Plan represents the required “Master Plan” for the property.

D. Project Characteristics

Existing General Plan Land Use Designation

The Specific Plan area is presently composed of one General Plan land use designation: Resort District.²

Existing Zoning

The Specific Plan area is presently comprised of land with three different existing zoning designations, including:

- General Commercial (C-G)
- Residential Single Family (R-S)
- Open Space (OS)

The General Commercial zoning district is focused along I-10 with Single Family Residential uses in the northeast portion of the plan area and narrow strips of Open Space permeating throughout.³

Proposed General Plan Land Use Designation and Zoning

The approved Specific Plan Project site would be designated on the City’s General Plan Land Use Diagram and Zoning Map as the KPC Coachella Specific Plan.

² As shown on Figure 4-23, General Plan Designation Map, of the Coachella General Plan Update 2035, adopted in 2015. <https://www.coachella.org/home/showpublisheddocument/8407/637818910797370000>.

³ City of Coachella. 2017. Official Zoning Map 2017. <https://www.coachella.org/home/showpublisheddocument/8261/637592601037170000>.



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A total of five Planning Villages are proposed within the KPC Coachella Specific Plan. The KPC Coachella Specific Plan identifies a variety of residential and non-residential designations. A summary of the residential and non-residential uses is provided in **Table 1: Plan Areas Summary** and shown on **Exhibit 3: Land Use Plan**.

A discussion of each of the five proposed Villages are presented below:

Village A – Wellness Village

Village A is the westernmost village within the plan area and acts as the entry point to the community from surrounding neighborhoods on Vista del Norte. This village is a mixture of lower and medium density residential uses located off the main circulation route on smaller collector roads. Village A would be served by two elementary schools. Village A also contains a Wellness University Overlay District on top of the proposed medium-density residential designation. The Overlay District is intended to allow for a small-scale public or private institution for higher education as a conditional use within the plan area. The area is shown as an overlay due to the uncertain nature of the potential future institution.

Village B – Entertainment District

Village B is the primary entrance to the plan area from the new Avenue 50 Interchange and is characterized by the prominent entertainment center, hotel, and other commercial retail uses. This village also has a large mixed-use component, part of which is focused on health and wellness-related industries. Village B is also, the densest in terms of housing, with all residential parcels designated as high-density.

Village C – Sport Village

Village C is centrally located within the plan area and defined by active recreation opportunities and a mixture of low- and medium-density residential. A large community-serving Sports Complex and Cycling Park is accessible from the surrounding villages through the larger trail connections as well as the primary roadway loop. A proposed elementary and middle school directly adjacent to the Sports Complex parcel allows for an emphasis on outdoor play and exercise. At the northern edge of the village, sports fields within the power line easement create opportunities for organized sporting events and practice space.

Village D – Active Adult

Village D is in the northern portion of the plan area and extends down to the edge of the east/west running utility easement. This area is planned as an Active Adult-Oriented Community and located away from the more intense mixed-use and entertainment areas. Village D is composed of a variety of different residential densities that allow for different housing types to be built. This diversity creates opportunities to accommodate residents with different living styles and income capabilities. Pedestrian promenades along the proposed roadways promote walking, biking, and other forms of exercise and connect to the larger trail system.

Village E – Rural Agriculture

Village E is in the eastern portion of the plan area and is defined by larger residential lots and agricultural production areas such as vineyards. An agricultural education center is proposed in the southeast portion of the village to provide opportunities for residents, especially school-age children, to learn about agricultural practices and where the food they eat comes from. Village E also contains an elementary school to serve families within Villages B and E. Refer to **Exhibit 4: Village Organization**.



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Table 1: Plan Areas Summary

Land Use	Gross Acres (AC)	% Area	Density (DU/AC)	Dwelling Units (DU)	FAR	Square Footage (SF)
Residential						
Very Low Density Residential	152	5.6%	0.4 – 1.0	152	--	--
Low Density Residential	362	13.3%	2.0 – 8.0	1,811	--	--
Medium Density Residential	410	15.1%	7.0 – 25.0	4,100	--	--
<i>Medium Density Residential (NAP)</i>	9	--	7.0 – 25.0	87	--	--
High Density Residential	102	3.7%	15.0 – 40.0	2,542	--	--
Residential Sub-Total	1,035	37.7%	--	8,692	--	--
Commercial						
Mixed-Use	220	8.1%	15.0 – 40.0	727	0.25	1,607,813
<i>Mixed-Use (NAP)</i>	35	--	15.0 – 40.0	117	0.25	257,705
Entertainment Center and Performing Arts Theater	27	1.0%	--	--	--	100,000
Entertainment Venue	23	0.9%	--	--	--	75,000
Hotel Rooms	--	--	--	--	--	375 Keys
Mixed-Use Sub-Total	305	10.0%	--	844	--	2,040,518
Open Space						
Parks, Greenways, and Amenity Centers	379	14.0%	--	--	--	--
<i>Parks, Greenways, and Amenity Centers (NAP)</i>	16	--	--	--	--	--
New Agricultural Production	68	2.5%	--	--	--	--
Drainage and Other Open Space	723	26.9%	--	--	--	--
<i>Drainage and Other Open Space (NAP)</i>	31	--	--	--	--	--
Open Space Sub-Total	1,217	43.4%	--	--	--	--
Institutional						
Elementary School	38	1.4%	--	--	--	--
Middle School	33	1.2%	--	--	--	--
Institutional Sub-Total	71	2.6%	--	--	--	--
ROW/Streets	179	8.1%	--	--	--	--
Specific Plan Totals	2,807	±100%	--	9,536	--	2,040,518

Source: KPC Coachella Specific Plan (Admin Draft, November 2022, Table 2-2).

Notes:

1 Residential densities shown may vary by village or Planning Area (PA).

2 Approximately 91 acres in the central portion of the Project area are owned by others and are designated as "Not a Part" (NAP) on the land use plan for the Project. These three areas are identified in Exhibit 3: Land Use Plan.

E. Circulation

Regional circulation will be provided by the new Avenue 50 Interchange, and the extension of Avenue 50 into the site. Avenue 50 within the Project is planned as a six-lane divided arterial with a landscaped median and off-street bike/NEV lanes. Additional site access will be provided by an extension of Vista del Norte across the All-American Canal into the Project. The extension of Vista del Norte is planned as a four-lane divided arterial.

Internal circulation is defined by several loop roads providing access to the various neighborhoods and planning areas of the Project. Two primary backbone road types are planned: a four-lane divided major roadway, which comprises the primary loop road and access point from Vista del Norte, and a two-lane secondary roadway. Vista Del Norte is proposed as a four-lane major roadway with a 38-foot wide median



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to accommodate the potential for an increase to six travel lanes. Due to the sloping topography and road curves, the two-lane collectors are designed with a center continuous turn lane to allow for turning movements in areas with potentially limited sight distance. The planned roads cross on-site drainages through arch-culvert bridges, although the intent is to minimize disturbance to the drainage channels to be retained. Where roads cross drainages or the All-American Canal, off-street trails are placed on-street to reduce the width of bridges.

F. Open Space and Recreation

The plan area has approximately 1,217 acres of open space, including parks, greenways, amenity centers, agricultural production, and drainage. These spaces create opportunities for both active and passive recreation as well as programmed sport courts and fields to host local leagues and tournaments. As mentioned previously, Village C contains a large sports complex and cycling park which connects to the plan-wide network of walking and cycling trails. New agricultural production areas are in Village E and are intended to provide opportunities for growing fruits, vegetables, nuts, or other goods for consumption within the community. An agricultural education center will teach residents, visitors, and school groups the importance of agricultural practices within the region. Several drainage channels needed to facilitate the movement of water throughout the site run at a diagonal from northeast to southwest as well as along the perimeter of the plan area. These are undisturbed open space areas that allow for hiking, walking, cycling, and other activities such as nature photography or educating residents and visitors on the local ecosystem through signage programs.

Lastly, miles of interconnected trails run through most planning areas and facilitate movement throughout the community without the need for a vehicle. These trails are in addition to sidewalks and nodes within each planning area that provide more walking opportunity. Walkability is particularly important within the active adult focused Village D, where large pedestrian promenades are proposed adjacent to local roadways.

G. Schools

Approximately 2,237 acres of the Specific Plan Project would be located within the Desert Sands Unified School District while the remaining 570 acres would be located within the Coachella Valley Unified School District. Refer to **Exhibit 2: Local Vicinity Map** for school district boundaries.

The Specific Plan Project would introduce three new schools into the Desert Sands Unified School District (DSUSD). Two elementary schools and an elementary/middle school would serve the Specific Plan area within DSUSD. One 32.6-acre elementary/middle school would be located in Planning Area C-6, a 10.2-acre elementary school would be located in Planning Area A-9, and a 15.6-acre elementary school would be located in Planning Area A-3. The 12.38-acre elementary school in Planning Area E-3 would serve those residences located within the Coachella Valley Unified School District.

Environmental Issues to be Evaluated in the EIR

The City of Coachella, the lead agency for the proposed KPC Coachella Specific Plan Project, is subject to specific environmental review under CEQA. CEQA Guidelines Section 15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with other development along I-10.



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Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive in nature evaluating all identified issues from the 2022 CEQA Statutes and Guidelines Appendix G Environmental Checklist Form.

The following issues are anticipated to be addressed in the EIR:

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

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Coachella in the EIR.

As they are completed and distributed, the EIR/Environmental Documentation for the Project will be made available to download from the City's website:

<https://www.coachella.org/departments/development-services/kpc>

The EIR/Environmental Documentation will be made available for review Monday through Thursday, between 7:00 a.m. and 6:00 p.m. at the following location:

City of Coachella
Development Services Department
Permit Center
53990 Enterprise Way
Coachella, CA 92236

Public Review Period

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between **Monday, November 14, 2022** and **Wednesday, December 14, 2022**.



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The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Agencies: The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the EIR. Please indicate a contact person for your agency or organization. Please send your written comments to:

City of Coachella
Development Services Department
Attn: Mr. Gabriel Perez, Development Services Director
53990 Enterprise Way
Coachella, CA 92236
Email: gperez@coachella.org

Please include the name, phone number, email address, and mailing address of a contact person in your response.

You may also provide oral or written comments in person at the **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business (5:00 p.m.) on **Wednesday, December 14, 2022**.

Public Scoping Meeting

The City will have a Scoping Meeting to present updates to the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held at the following location, date, and time:

Date: Monday, November 21, 2022

Location: Coachella Civic Center

53990 Enterprise Way

Time: Starting at 5:00 p.m.

Coachella, CA 92236

Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Coachella no later than **Thursday, November 17, 2022** (see contact information above).



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Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Local Vicinity Map

Exhibit 3 – Land Use Plan

Exhibit 4 – Village Organization

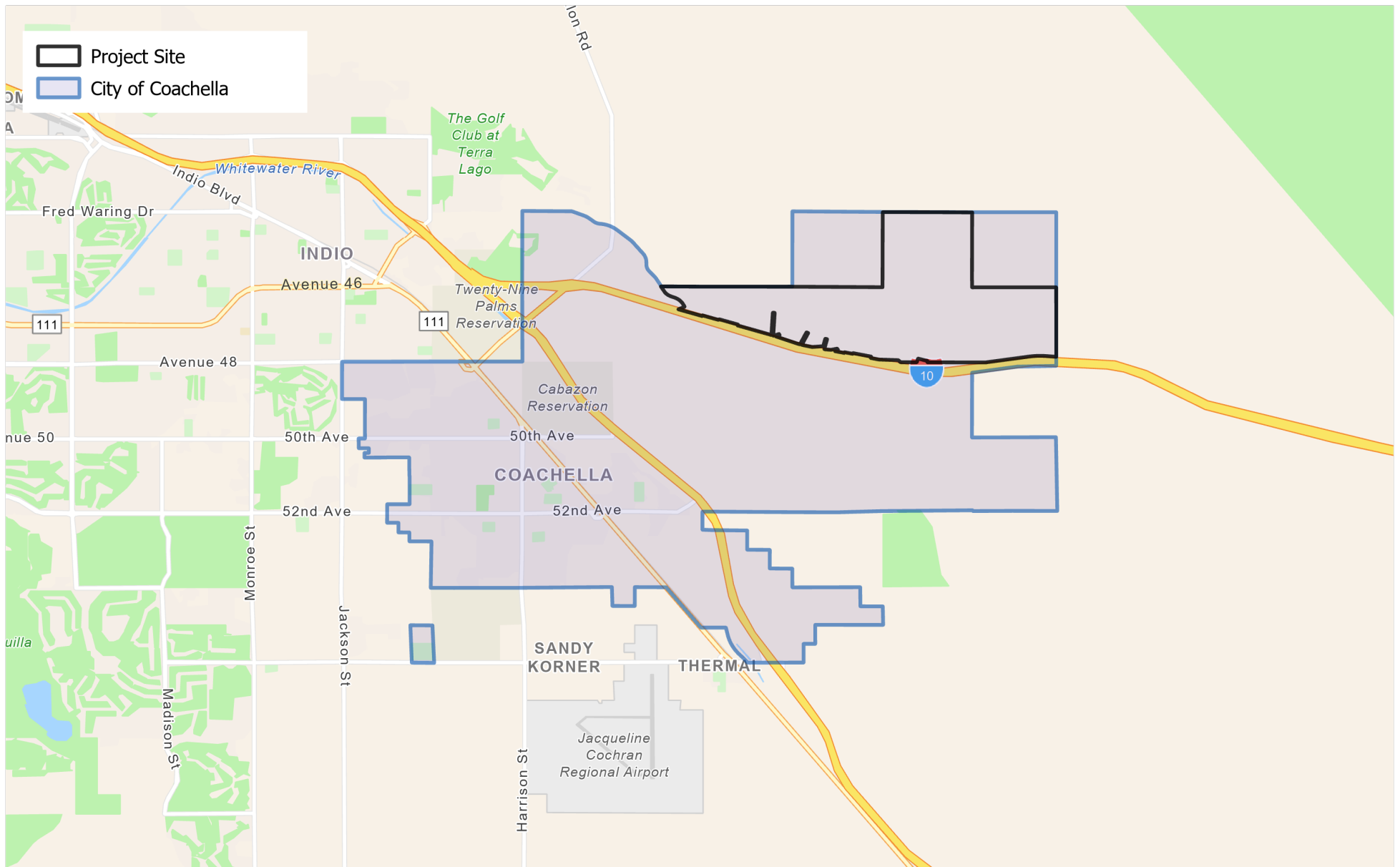
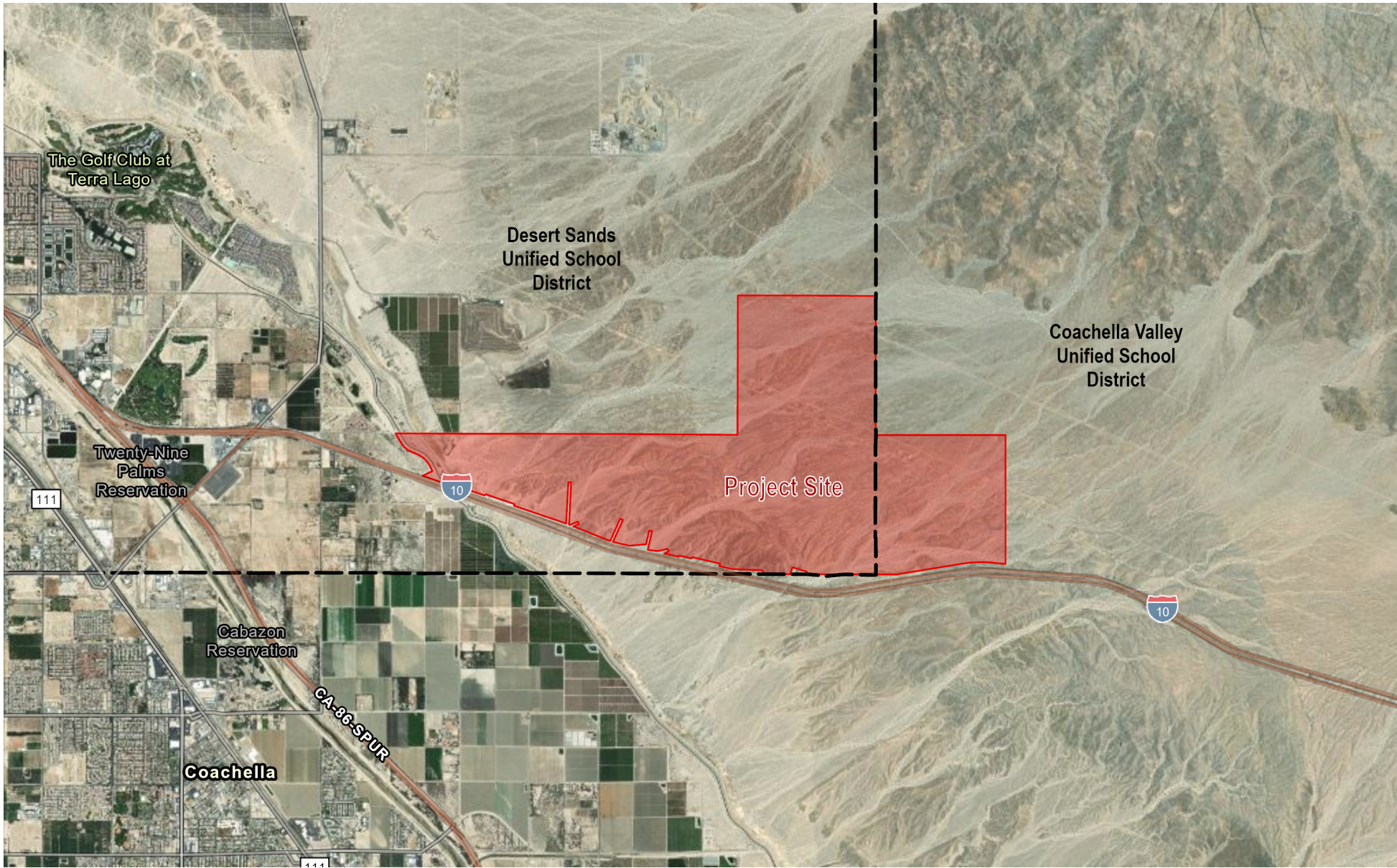
















EXHIBIT 1: Regional Map
 KPC Coachella Specific Plan Project
 City of Coachella

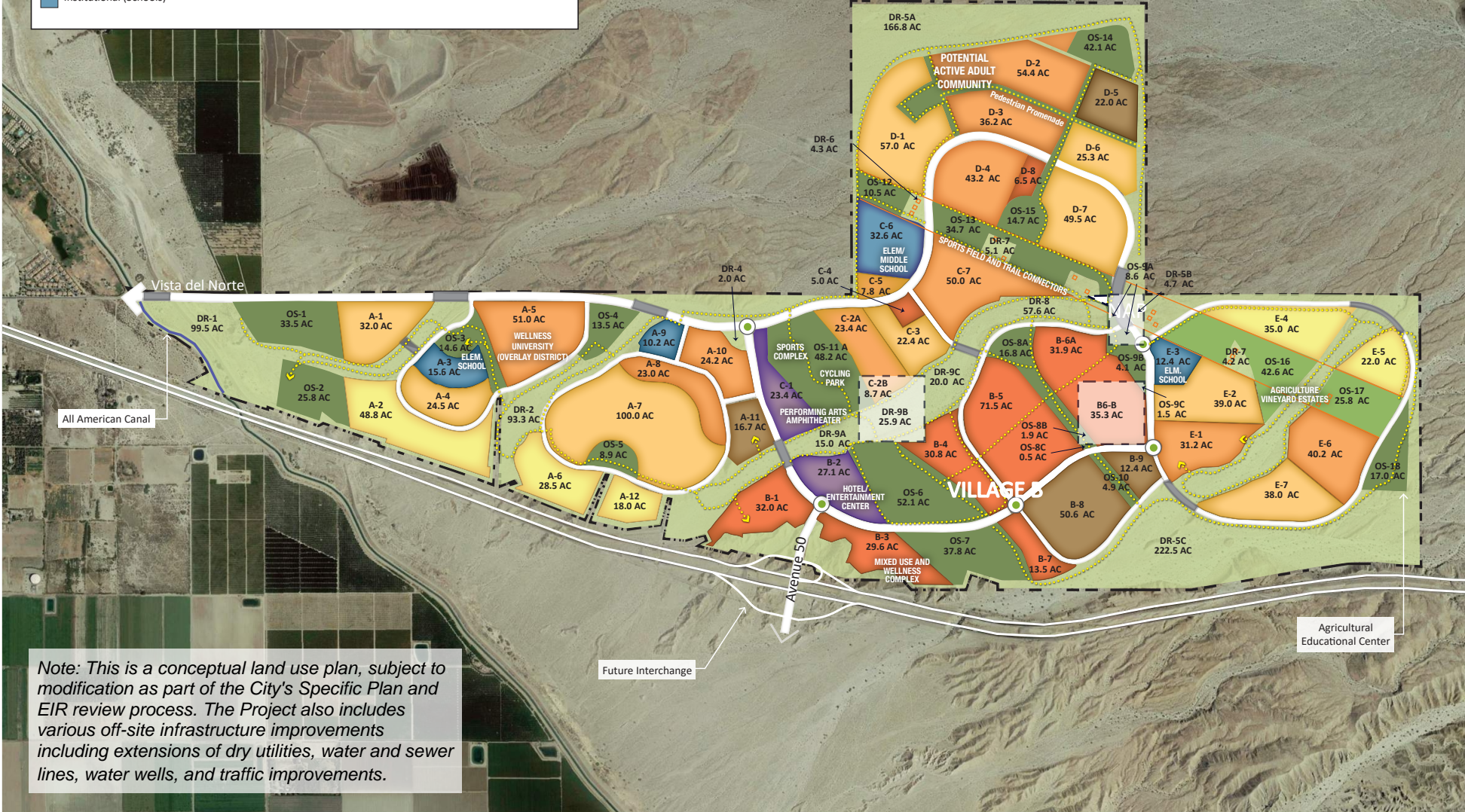


 Project Site  School Districts Boundary

EXHIBIT 2: Local Vicinity Map
KPC Coachella Specific Plan Project
City of Coachella

LEGEND:

 Very Low Density Residential	 Entertainment Center/Hotels	 Bridges
 Low Density Residential	 Parks, Greenways, and Amenity Centers	 Roundabouts
 Medium Density Residential	 New Agricultural Production	 Pedestrian / Bicycle Trail
 High Density Residential	 Drainage and Other Open Space	 Electrical/Gas Easement
 Mixed Use		
 Institutional (Schools)		



Note: This is a conceptual land use plan, subject to modification as part of the City's Specific Plan and EIR review process. The Project also includes various off-site infrastructure improvements including extensions of dry utilities, water and sewer lines, water wells, and traffic improvements.

EXHIBIT 3: Land Use Plan
KPC Coachella Specific Plan Project
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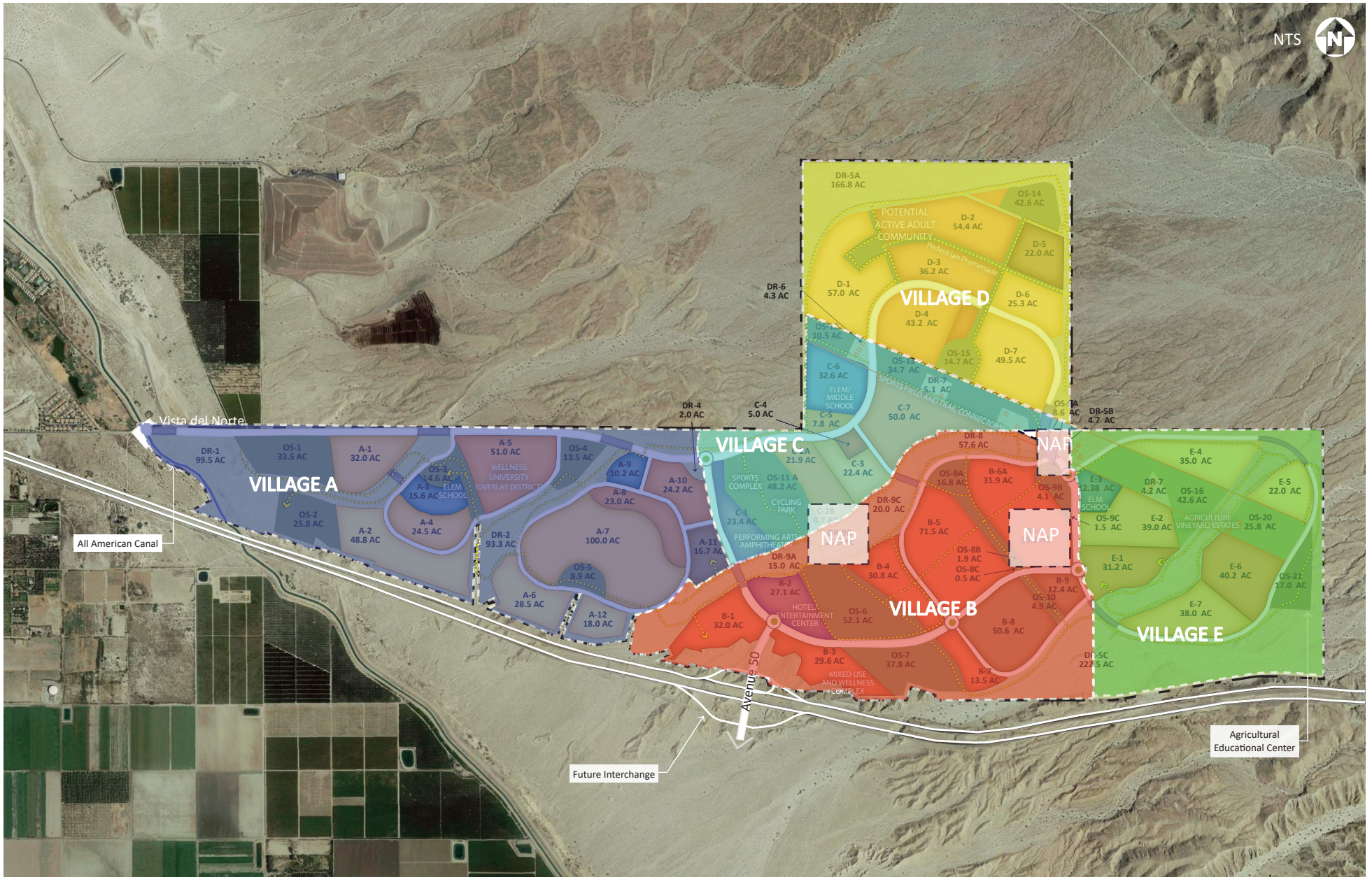


EXHIBIT 4: Village Organization
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