

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

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

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

Project Location: North of 51st Avenue, East of Calhoun Street, South of Avenue 50, West along Van Buren Street. Assessor's Parcel Numbers 779-280-002 and 779-320-001.

Brief Project Description: The Sevilla II Tentative Tract Map No. 38577 project would construct approximately 204 single-family residential dwellings. Typical lots would be approximately 5,000 square feet in size. The proposed project would include pedestrian sidewalks, landscaping, an approximate 1.0-acre recreational park area, an approximate 1.37-acre water retention basin, an approximate 0.23-acre dedicated [future] well site, monument signage, and street and utility improvements.

The project site has a General Plan land use designation of General Neighborhood. The project site consists of two (2) parcels zoned (GN) General Neighborhood. This project includes a change of zone to General Neighborhood-Planned Unit Development (GN-PUD) to provide design and zoning standards for the site. The project includes a Parcel Merger to combine the two (2) parcels into one (1) parcel. The project site is not present on any lists compiled pursuant to Section 65962.5 of the California Government Code.

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

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

