



**STAFF REPORT**  
**4/22/2020**

**TO:** Honorable Mayor and City Council Members

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Vista Del Agua Specific Plan and EIR Project

**SPECIFICS:**

- a) Resolution No. WA-2020-03 a Resolution of the Board of Directors of the Coachella Water Authority approving the Water Supply Assessment dated November 2017 for the Vista Del Agua Project.
- b) Resolution No. 2020-02, a Resolution of the City Council of the City of Coachella certifying Environmental Impact Report (SCH # 2015031003) prepared for the Vista Del Agua Specific Plan; the adoption of environmental findings and a mitigation monitoring and reporting program pursuant to the California Environmental Quality Act and approving the Vista Del Agua Specific Plan Project.
- c) Resolution No. 2020-03 a Resolution of the City Council of the City of Coachella approving General Plan Amendment 14-01 on approximately 275 acres (Vista Del Agua Specific Plan) generally located on the south side of Interstate 10 and Vista Del Sur, north of Avenue 48; east of Tyler Street and west of Polk Street. General Plan Amendment 14-01 proposes to amend the General Plan from General Neighborhood, Urban Neighborhood, Suburban Neighborhood, Suburban Retail and Neighborhood Center to Specific Plan.
- d) Resolution No. 2020-04, a Resolution of the City Council of the City of Coachella approving Tentative Parcel Map 36872 to subdivide 275 acres into 6 numbered lots and 1 lettered lot for finance and conveyance purposes only.
- e) Ordinance No. 1156 an Ordinance of the of the City of Coachella approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing –Service (M-S) zoning to a Specific Plan zone.
- f) Ordinance No. 1157, an Ordinance of the City of Coachella approving the Vista Del Agua Specific Plan 14-01 that proposes residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council (sitting as the Coachella Water District Board for the WSA) continue the Vista Del Agua Project public hearing to the May 13, 2020 City Council Meeting.

**EXECUTIVE SUMMARY:**

The Vista Del Agua Project was considered at the February 26, 2020 City Council meeting at which time the public hearing was continued to the April 8, 2020 City Council meeting. On the day of the public hearing, two letters were submitted to the City Council on behalf of the Southwest Regional Council of Carpenters and on behalf of DiMare/Shadow View T.I.C and Shadow View Land and Farming, LLC an affiliate of Reading International Inc.

Since the February 26<sup>th</sup> public hearing, City Staff, the City Attorney, and Project consultants have been preparing responses to comments and responses to issues raised in the two letters that were submitted.

At this time, staff is recommending a continuance to the May 13, 2020 City Council meeting to allow additional time to prepare responses to the issues raised.