



## STAFF REPORT 4/2/2025

**TO:** Planning Commission Chair and Commissioners

**FROM:** Ron Goldman, Consultant Planner  
Bill Pattison, Interim City Manager

**SUBJECT:** Resolution 2025-04 recommending approval of the Amended and Restated La Entrada Development Agreement. (DA 23-01) (Kalifornia City).

**SPECIFICS:** Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City).

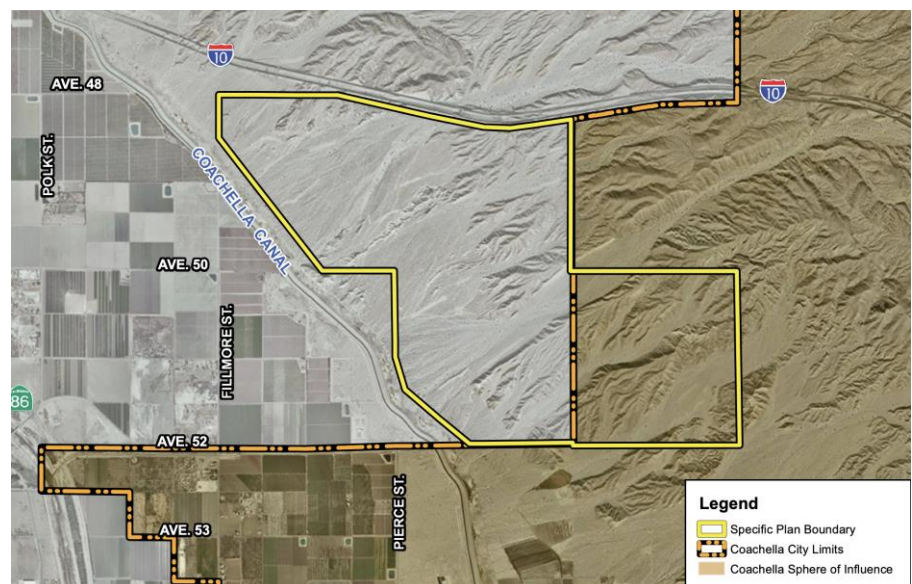
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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution No. PC 2025-04 recommending to the City Council approval of the Amended and Restated La Entrada Specific Plan Development Agreement (Kalifornia City) pursuant to the findings contained in the attached resolution.

### **EXECUTIVE SUMMARY:**

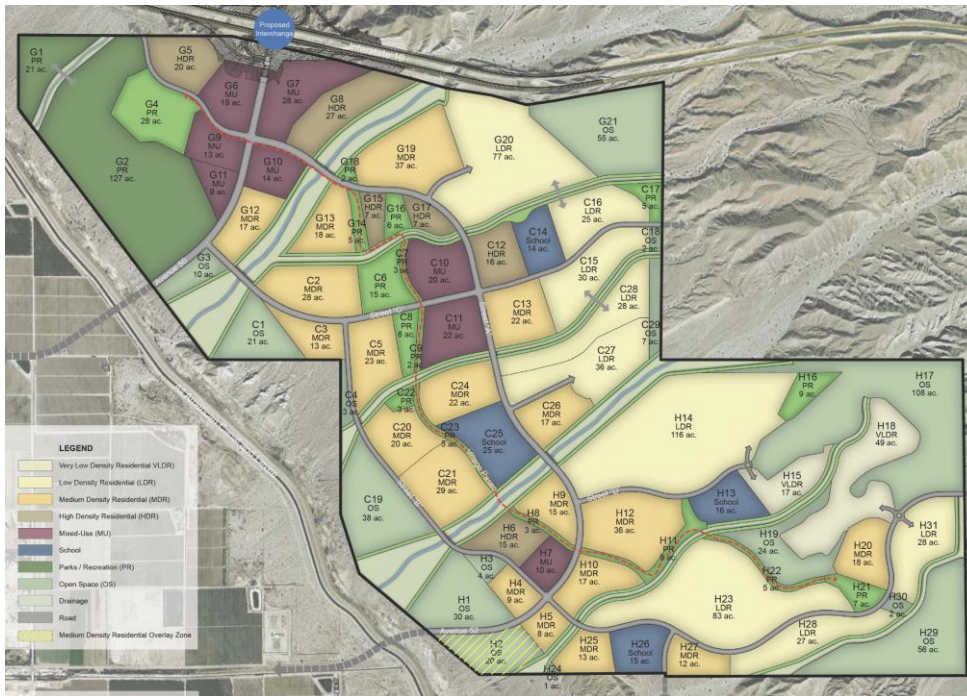
The KPC Group, the current owner of the property, requests approval of the Amended and Restated La Entrada Specific Plan Development Agreement. (Kalifornia City). The La Entrada Specific Plan was approved by the Coachella City Council on November 13, 2013, on a vacant 2,200-acre site located south of I-10 and east of the Coachella Branch of the All-American Canal as shown on Figure 1.



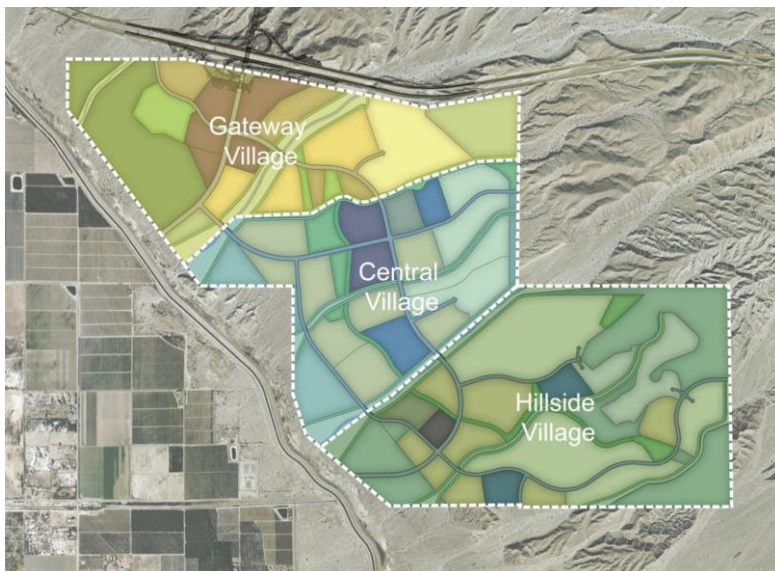
**Figure 1**

The La Entrada Specific Plan included a maximum of 7,800 dwelling units including both single family and multiple family dwelling units, 200 mixed use dwelling units along with 1,510,879 square feet of commercial retail and office commercial land uses as shown on Figure 2, the land use plan below.

**Figure 2**



Access to the site was planned through the extension of Avenue 50 and Avenue 52 with new bridges over the All-American Canal. The project was conditioned that the new I-10/Avenue 50 interchange must be operational prior to the issuance of any building permits within Phase V of the specific plan, that equates to approximately 5000 dwelling units.



**Figure 3**

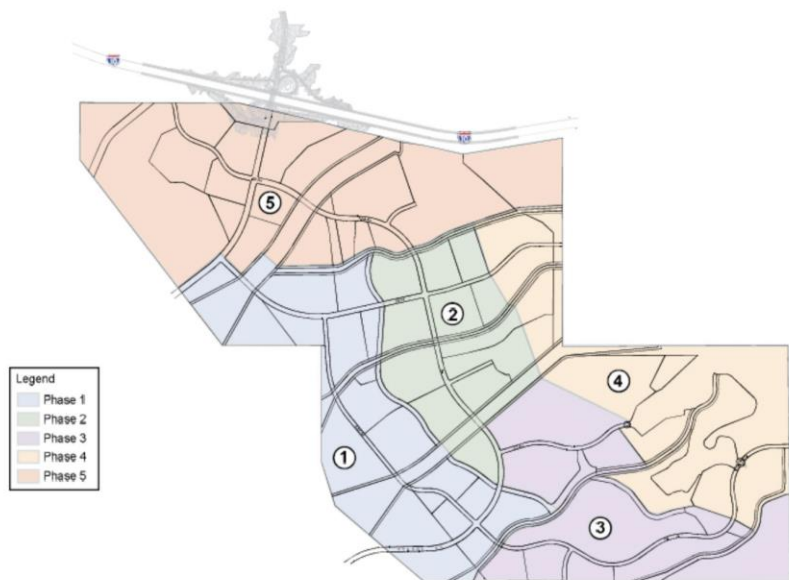
The specific plan proposed that development would occur within 3 villages as shown on Figure 3.

A copy of the La Entrada Specific Plan Land Use Summary is illustrated to the right and specifies the residential, mixed use, commercial, school, park and recreation, open space and roadway acreages contained within the 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>

The Specific Plan envisioned that development would occur in 5 phases as shown on Figure 4:

**Figure 4**



The phasing plan included a mix of both residential and commercial office land uses as shown on the phasing table.

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.
<i>Total</i>	<i>7,800</i>	<i>1,510,879/135 ac</i>

### **Draft Environmental Impact Report**

A Draft Environmental Impact Report (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. Eleven (11) comment letters were received during the review period and are included in the Final Environmental Impact Report (FEIR). Staff 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: Aesthetics, Agricultural Resources, Air Quality, Geology and Soils, Global Climate Change, Public Services and Utilities and Traffic.

The Environmental Impact Report was certified by the City Council by Resolution 2013-53 on November 13, 2013.

### **Development Agreements in California**

Sections 65864-65869 of the California Government Code provide a framework for the creation, drafting and processing of development agreements in all jurisdictions in the State. The Government Code specifies certain requirements of a development agreement including: periodic (at a minimum annual) review of the agreement, the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes.

A development agreement may also include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and for the density or intensity of development as set forth in the agreement.

The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.

In addition to the required and recommended elements of a development agreement, the parties to a development agreement can include any number of negotiated provisions. The development agreement is, in effect, a contract between the City and Project developer.

### **2014 Original La Entrada Development Agreement**

Subsequent to the November 2013 approval of the La Entrada Specific Plan and related applications, the City Council considered and ultimately approved a Development Agreement for the La Entrada Project. The Ordinance approving the Development Agreement between the City and PSAV LLC became effective on July 25, 2014.

A summary of the ten main components of the 2014 Agreement are provided below:

<b><u>Issue No.</u></b>	<b><u>Title</u></b>	<b><u>Description</u></b>	<b><u>Milestone</u></b>
1.	<u>Term</u> – See DA Section 8.3	The initial term of the Development Agreement shall be 15 years. There are 3, 5-year extension options available for a total potential term of 30 years. The City Council will review and approve any requests for the option periods.	Any option terms must be approved at least 30-days prior to the expiration of the previous term.
2.	<u>Effective Date</u> – See DA Section 8.2	The Development Agreement becomes effective 30-days after the second reading of the DA Ordinance at City Council.	30-Days after Second Reading
3.	<u>Development Agreement Fee</u> – See DA Section 13.7	All residential units within the La Entrada Specific Plan will be assessed a one-time fee of \$2,500, payable at certificate of occupancy. The proceeds from this fee will go to the City’s general fund and there are no restrictions on how the proceeds can be spent.	Paid at Certificate of Occupancy
4.	<u>Freezing of Development Impact Fees (DIF)</u> – See DA Section 12.3	Development Impact Fees (DIF) not deemed fully satisfied as a result of the Development Agreement will be frozen at rates in effect as of the 5 <sup>th</sup> anniversary of the Effective Date of the Development Agreement and will remain frozen for the first 2,000 units constructed in La Entrada.	For the first 2,000 units constructed in La Entrada
<b><u>Issue No.</u></b>	<b><u>Title</u></b>	<b><u>Description</u></b>	<b><u>Milestone</u></b>
5.	<u>Construction Milestones</u> –	Construction, defined as any one or more of the following: rough grading, finished grading, utility	Within 5 years from Effective Date

<b><u>Issue No.</u></b>	<b><u>Title</u></b>	<b><u>Description</u></b>	<b><u>Milestone</u></b>
	See DA Section 13.1	<p>construction, infrastructure construction, and any other physical preparations or building construction either on-site or off-site, must commence within 5 years of the Effective Date</p> <p>A minimum of 800 dwelling units shall receive a Certificate of Occupancy within the first 10 years of the Effective Date.</p> <p>A minimum of fifty thousand (50,000) square feet of commercial or retail uses, including at least one grocery store,<sup>1</sup> shall be constructed and occupied within the first ten (10) years of the Effective Date.</p> <p>A minimum of 140 hotel or motel rooms shall be constructed and available for reservations within the first fifteen (15) years of the Effective Date.</p>	<p>Within 10 years from Effective Date</p> <p>Within 10 years of the Effective Date</p> <p>Within 15 years of the Effective Date</p>

<b><u>Issue No.</u></b>	<b><u>Title</u></b>	<b><u>Description</u></b>	<b><u>Milestone</u></b>
<b>6.</b>	<u>Fire Station Construction</u> – See DA Section 13.8	There are several milestones dealing with the dedication, improvement, construction and staffing of a fire station in the La Entrada Project including:	

<sup>1</sup> This requirement was added in discussions with the City's Planning Commission at the Commission's May 21<sup>st</sup> hearing.

		<p>Land Dedication and temporary facility construction</p> <p>Fire Station Staffing for the new facility begins with a 3-person Engine Company</p> <p>Fire Station Staffing increases to 4-person Engine Company</p> <p>Fire Station Staffing increases to 5-person Engine Company</p>	<p>Upon issuance of a Certificate of Occupancy for the 1,500 Unit</p> <p>1,500<sup>th</sup> Certificate of Occupancy</p> <p>3,900<sup>th</sup> Certificate of Occupancy</p> <p>7,800<sup>th</sup> Certificate of Occupancy</p>
7.	<u>Fire Station Funding</u> – See DA Section 13.9	The Master Developer shall provide a bond to the City sufficient to secure construction of a permanent fire station within the La Entrada Project at a time as specified and required by the Fire Department	Upon issuance of the first Building Permit

8.	<u>La Entrada Community Facilities District (CFD)</u> – See DA Section 22	One or more Community Facilities Districts (CFD) will be formed over the Project site for La Entrada. These CFDs are responsible for financing certain public improvements including, without limitation infrastructure and utility improvements, and maintenance entities, including public open space and park facilities.	Proceedings to form the first CFD will begin with submittal of the First Builders Tentative Map
9.	<u>Development Impact Fee Satisfaction, Credits and Reimbursements</u> – See DA Section 14.2	<p>Development Impact Fees (DIF) are deemed fully satisfied for:</p> <p>General Government Facilities (City Hall Facility Fee) – Payment of the present value of this fee, calculated to be \$9,501,654, will be made out of proceeds from the La Entrada CFD.</p> <p>Parks and Recreation (Facilities and Maintenance) – The La Entrada Project includes the construction of over 132 acres of public parks with additional parks contemplated at the tract map stage. The La Entrada Project also includes the dedication of land for a Regional Park. Maintenance of all La Entrada parks will be paid for out of the La Entrada CFD.</p> <p>Fire Facilities – See Issues 6 and 7</p> <p>Credits for the construction of infrastructure, to the extent La Entrada advances the cost for the planning, design, right-of-way acquisition and construction, shall be given in accordance with existing</p>	<p>Payment will be made in conjunction with the issuance of bonds for the La Entrada CFD.</p> <p>See Specific Plan Section 5, Park Phasing Plan</p> <p>See Issues 6 and 7</p>

		<p>or future City fee programs as outlined in Chapter 4.45.110 of the City's Municipal Code</p> <p>Reimbursement Agreements shall be approved if the La Entrada developer plans and constructs oversized facilities for public roads, sewer, water, reclaimed/recycled water, drainage and electrical infrastructure.</p>	<p>See Exhibit __ (Credit Process)</p> <p>Reimbursement Agreements shall be executed at the time the improvement is made. Funding for reimbursements will come from future development impact fees and will be allocated on a fair share basis.</p>
<b>10.</b>	<p><u>Avenue 50 Facility and Interchange – See DA Section 13.6</u></p>	<p>The City and Developer of La Entrada are working together on funding sources for the Avenue 50 corridor improvements and Avenue 50 interchange Project.</p>	<p>Ongoing</p>

Key components of the La Entrada Development Agreement were the provisions deeming certain Development Impact Fees (DIF) fully satisfied. Specifically, three components of the DIF, parks and recreation, fire facilities and government facilities were deemed fully satisfied because of certain Project amenities and negotiated aspects of the Development Agreement.

By way of background, the City routinely collects DIF from new development for parkland and park improvements (Quimby fee), libraries, bridge and grade separation, traffic safety, park improvements, street and transportation, police facilities, general government and fire protection. These fees are paid prior to the issuance of building permits.

Future building permits within La Entrada will be subject to the City's DIF program, except for parks, fire facilities and general government fees. The reasons those three (3) classifications of DIF are deemed satisfied because the La Entrada Project proposed to construct these facilities in advance of when they would be constructed if only DIF fees were collected and used for their construction.

After the approval of the La Entrada Specific Plan in 2013 and the Original Development Agreement in 2014, the Landowner worked on securing the required right of way for the extension

of Avenue 50 across the All-American Canal to the Project. In 2017 the City Council certified an Addendum to the La Entrada Environmental Impact Report and approved the Avenue 50 Extension Project within the La Entrada Specific Plan Area that also included, via eminent domain, the acquisition of needed right of way.

### **First Amendment to the La Entrada Development Agreement**

In early 2019 it became apparent that the Landowner would not be able to meet the construction milestone of starting construction of the Project within five years of the Effective Date of the Development Agreement. On May 22, 2019, the first Amendment to the La Entrada Development Agreement was submitted by the landowner, PSAV LLC.

The first amendment requested that the City approve an additional 5 years to commence construction of the project as required in Section 13.1 of the Development Agreement. Section 13.1 of the Original Development Agreement required that Project construction occur within 5 years of the Effective Date or July 25, 2019.

The First Amendment amended Section 13.1 to allow construction of the Project to commence within ten (10) years from the Effective Date which would have been July 25, 2024.

Amendment No. 1 to the Development Agreement was subsequently approved by the City Council and ordinance approving the 1<sup>st</sup> Amendment approved on February 26, 2020.

Under the First Amendment, the following sections were amended.

1. Section 13.1 of the Original Development Agreement was amended to read:

Construction Milestones. In order to preserve and maintain the provisions of this Agreement, Landowner must commence Construction on the Project within ten (10) years from the Effective Date of the Agreement (July 25, 2024). Landowner must have an approved Master Tentative and approved and recorded Master Final Map for that phase prior to the start of any Construction. For purposes of this section, “Construction” is defined as any one or more of the following: rough grading, finished grading, utility construction, infrastructure construction, and any other physical preparations or building construction either on-site or off-site for the Project.

Notwithstanding any other provisions of this Agreement, Landowner shall be required to perform the following additional construction obligations:

- a. A minimum of eight hundred (800) Units shall receive a certificate of occupancy within the first fifteen (15) years of the Effective Date. (July 25, 2029)
- b. A minimum of fifty thousand (50,000) square feet of commercial or retail uses, including at least one grocery store, shall be constructed and occupied within the first fifteen (15) years of the Effective Date. (July 25, 2029)
- c. A minimum of 140 hotel or motel rooms shall be constructed and available for reservations within the first twenty (20) years of the Effective Date. (July 25, 2034)

2. Section 13.3 of the Development Agreement was amended to increase the number of affordable dwelling units from 500 dwelling units to 1000 dwelling units.
3. Section 13.8 of the Development Agreement was revised to require a development agreement fee of 2% of the construction valuation of the new building as determined by the city building official at the time the building permit was issued rather than a set fee of \$2500 per dwelling unit.
4. Section 23.1 of the Development Agreement was revised to add an additional 5% fee to the transfer, sale or assignment of the Development Agreement.

The following table summarizes the Original Development Agreement (7/25/14) and the First Amendment to the Development Agreement (2/26/20).

Original Development Agreement: 7/25/14		1 <sup>st</sup> Amendment: 2/26/20	
Commence Construction	By July 25, 2019	Commence construction	By July 25, 2024
800 occupancy permits	By July 25, 2024	800 occupancy permits	By July 25, 2029
50,000 commercial sq. ft. constructed	By July 25, 2024	50,000 commercial sq. ft. constructed	By July 25, 2029
140 hotel rooms ready for reservations	By July 25, 2029	140 hotel rooms ready for reservations	By July 25, 2034
500 affordable housing units. Affordable Housing Plan approved by City Council	150 units in phase 1. 90 units in phase 2 and 260 in remaining 3 phases	1000 affordable housing units. Affordable Housing Plan approved by City Council	300 in phase 1 and 180 in phase 2. 520 in remaining phases
DA fee of \$2500 per unit	At certificate of occupancy	2% of construction project valuation	At certificate of occupancy
Transfer, sale, or assignment fee	Concurrent with any transfer, sale, or assignment; \$50,000 for 2500 lots or more; \$25,000 for 1000-2500 lots and \$5,000 for less than 1000 lots	Concurrent with any transfer, sale, or assignment; \$50,000 for 2500 lots or more; \$25,000 for 1000-2500 lots and \$5,000 for less than 1000 lots	Fee increased by an additional 5%
Funding for permanent fire station	Upon issuance of 1 <sup>st</sup> building permit, bond submitted to City in an amount based on City Fee Nexus Study to cover cost	Funding for permanent fire station	Upon issuance of 1 <sup>st</sup> building permit, bond submitted to City in an amount based on City Fee Nexus Study to cover cost

With regards to CEQA, the City had previously approved Resolution 2013-53 certifying the Final Program Environmental Impact Report that had been prepared for the La Entrada Specific Plan. The City determined that the First Amendment to the La Entrada Development Agreement would

not result in any new environmental effects that were not previously analyzed as part of the original project Environmental Impact Report. As such, no new environmental review was required, because there was no potential resulting in physical change to the environment, directly or indirectly.

### **Proposed Amended and Restated La Entrada Development Agreement**

Following approval of the First Amendment to the Development Agreement the Landowner continued to work on the Engineering aspects of the Project, however no subsequent land development applications were submitted to the City.

In 2023, the KPC Group entered into a Purchase Agreement with PSAV LLC to purchase the La Entrada Property. In February 2025, escrow closed and the KPC Group now owns the property.

The KPC Group submitted the Amended and Restated La Entrada Development Agreement in June 2023. Since that time, City Staff and the Applicant have been discussing the various components of the proposed amendment. After approximately two years of negotiations, City Staff and the Applicant have reached consensus on the proposed Amended and Restated La Entrada Development Agreement.

The KPC Group has advised that they are renaming the Project from La Entrada to Kalifornia City. All references in the Amended and Restated Amendment will refer to the new name.

The proposed Amended and Restated Development Agreement significantly modifies the approved and amended Development Agreement. Staff has prepared the following summary table that illustrates the original approved Development Agreement, the First Amendment to the Development Agreement and the Proposed Second Amendment to the Development Agreement.

### **Summary of Original La Entrada Development Agreement (7/25/14), 1<sup>st</sup> Amendment to La Entrada Development Agreement (2/26/20) and Proposed Amended and Restated Amendment (Kalifornia City)**

<b>Original Development Agreement: 7/25/14</b>		<b>1<sup>st</sup> Amendment: 2/26/20</b>		<b>Proposed Amended and Restated Amendment</b>
<b>Development Agreement Term</b>	15 years with 3, 5-year extensions from 2014 Effective Date with end date of July 2044	15 years with 3, 5-year extensions from 2014 Effective Date	End date of July, 2044	15 years with 3, 5-year extensions from 2025 Effective Date; End date of 2055
<b>Commence Construction</b>	By July 25, 2019	Commence construction	By July 25, 2024	Secure financing of Canal crossing or I-10/Avenue 50 Interchange within 15 years
<b>800 occupancy permits</b>	By July 25, 2024	800 occupancy permits	By July 25, 2029	No longer applicable
<b>50,000 commercial sq. ft. constructed</b>	By July 25, 2024	50,000 commercial sq. ft. constructed	By July 25, 2029	20,000 square feet of commercial constructed and certificate of occupancy issued within 7

				years of completion of I-10/Avenue 50 Interchange
<b>Original Development Agreement: 7/25/14</b>		<b>1<sup>st</sup> Amendment: 2/26/20</b>		<b>Proposed Amended and Restated Amendment</b>
<b>140 hotel rooms ready for reservations</b>	By July 25, 2029	140 hotel rooms ready for reservations	By July 25, 2034	100 rooms constructed and certificate of occupancy issued within 7 years of completion of I-10/Avenue 50 Interchange
<b>500 affordable housing units. Affordable Housing Plan approved by City Council</b>	150 units in phase 1. 90 units in phase 2 and 260 in remaining 3 phases	1000 affordable housing units. Affordable Housing Plan approved by City Council	300 in phase 1 and 180 in phase 2. 520 in remaining phases	100 units in phase 1; 100 in phase 2; 300 units in phase 3; 500 units in remaining phases 4 and 5
<b>DA fee of \$2500 per unit</b>	At certificate of occupancy	2% of construction project valuation	At certificate of occupancy	No fee for first 12 years from Effective Date; \$2500 for years 13-16; \$5,000 for years 17-20; Fee in effect after 20 years. If under the proposed amendment the full 7,800 unit build out occurs entirely before 12 years from effective date, the fee savings to the developer could be a minimum \$39.7 million based on assumptions of 2025 single family unit valuation of 1,959 sq. ft. home in Coachella of \$254,670 per unit.
<b>Transfer, sale, or assignment fee</b>	Concurrent with any transfer, sale, or assignment: \$50,000 for 2500 lots or more; \$25,000 for 1000-2500 lots and \$5,000 for less than 1000 lots	Concurrent with any transfer, sale, or assignment: \$50,000 for 2500 lots or more; \$25,000 for 1000-2500 lots and \$5,000 for less than 1000 lots	Required Fee increased by an additional 5%	Reimbursement fee based on time spent
<b>Funding for permanent fire station</b>	Upon issuance of 1 <sup>st</sup> building permit, bond submitted to City in an amount based on City Fee Nexus Study to cover cost	Funding for permanent fire station	Upon issuance of 1 <sup>st</sup> building permit, bond submitted to City in an amount based on City Fee Nexus Study to cover cost	Upon issuance of 1 <sup>st</sup> building permit, bond submitted to City in an amount based on City Fee Nexus Study to cover cost

<b>Original Development Agreement: 7/25/14</b>		<b>1<sup>st</sup> Amendment: 2/26/20</b>		<b>Proposed Amended and Restated Amendment</b>
<b>DIF FEES</b>	DIF fees frozen for first 2000 dwelling units	DIF fees frozen for first 2000 dwelling units	DIF fees frozen for first 2000 dwelling units	New Nexus Study within 12 months of date of commencement of Canal Crossing or Interchange. DIF fees in effect for 10 years from completion of Canal Crossing or Interchange subject to CPI Index for Riverside-San Bernardino CA metropolitan area
<b>Prevailing Wage</b>	N/A	N/A	N/A	Prevailing Wage pursuant to CA. Labor Code sections 1720 et seq required

The proposed Amended and Restated Development Agreement is a comprehensive amendment that in essence is a new Development Agreement that will guide the development of this property for the next 30 years.

Attachment No. 1 to this staff report is a red line of the Development Agreement that provides a comprehensive listing of the proposed modifications to the approved Development Agreement.

Attachment No. 2 to this staff report is a clean version of the proposed Amended and Restated Development Agreement.

### **Project Analysis**

It has been almost 12 years since the La Entrada Specific Plan was first approved by the City Council. Despite the efforts of the City and prior Landowner, no development has occurred on this property.

The proposed Amended and Restated Development Agreement provides an additional 30-year term for development to occur within this area and provides the landowner with additional incentives to develop the property in accordance with the approved Specific Plan.

### **Environmental Analysis**

On November 13, 2013, as part of the original approvals for the La Entrada Specific Plan, the City Council of the City of Coachella approved Resolution No. 2013-53 certifying the Final Program Environmental Impact Report prepared for the La Entrada Project applications in accordance with the California Environmental Quality Act (CEQA) along with specific findings and a statement of overriding considerations. In accordance with Section 15162 of CEQA, the proposed Amended and Restated Development Agreement does not result in any new environmental effects that were not previously analyzed as part of the original project. As such, no new environmental review is required, because it has no potential for resulting in physical change to the environment, directly or indirectly.

### **Alternatives**

- 1) Adopt Resolution No. PC 2025-04 recommending approval to the City Council of the Amended and Restated La Entrada (Kalifornia City) Development Agreement
- 2) Deny Resolution No. PC 2025-04
- 3) Continue the item and provide staff and the applicant with direction

### **Recommended Alternative**

Staff recommends that the Planning Commission approve Alternative No. 1

#### Attachments

1. Redline of proposed Amended and Restated Development Agreement
2. Clean copy of proposed Amended and Restated Development Agreement
3. Resolution No. PC 2025-04 recommending approval to the City Council of the Amended and Restated Development Agreement