

RESOLUTION NO. 2021-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 21-02) FOR THE AVENUE 53 CHANGE OF ZONE PROJECT, PURSUANT TO CEQA GUIDELINES, CONSISTING OF CHANGE OF ZONE (CZ 21-02) FOR 50.6 ACRES OF APPROXIMATELY 118 ACRES OF VACANT, AGRICULTURAL LAND LOCATED SOUTH OF AVENUE 53, NORTH OF AVENUE 54, AND WEST OF TYLER STREET (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). CITY OF COACHELLA, APPLICANT.

WHEREAS, the Proposed Project, as set forth in Environmental Assessment (EA 21-02) and Change of Zone (CZ 21-02) consists of the above-referenced application on approximately 118 acres of vacant agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007); and the Project seeks to bring the properties into compliance with the General Plan's "Land Use and Community Character Element"; and,

WHEREAS, the General Plan Land Use Map policies, call for the subject property to include multi-family residential uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

WHEREAS, Prior to the approval of this Change of Zone (CZ 21-02), the project site contains the M-S (Manufacturing Service) zone which does not allow for the housing types envisioned by the General Plan; and,

WHEREAS, to bring the site into compliance with the General Plan, and to comply with the City's Housing Element re-zoning requirements, the City of Coachella Development Services Department with the consent of the Property Owner proposes to create the following Zoning District:

- R-M Urban (Multiple-Family Residential, 25-38 DU/AC),

WHEREAS, the City completed Environmental Assessment/Initial Study (EA 21-02) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

WHEREAS, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

WHEREAS, a Notice of Intent to Adopt a Negative Declaration was posted with the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on August 9, 2021 and ending on August 30, 2021; and,

WHEREAS, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

WHEREAS, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

WHEREAS, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

WHEREAS, a Negative Declaration was prepared in accordance with the California Environmental Quality Act, as amended.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 21-02 and EA 21-02 on September 1, 2021 to consider staff recommendations and prior written and oral testimony regarding the project and recommended to the City Council adoption of a negative declaration and approval of Change of Zone No. 21-02; and,

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone No. 21-02 and Environmental Assessment No. 21-02 on October 13, 2021 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

NOW, THEREFORE, be it resolved that the City Council has considered the Negative Declaration prepared for Change of Zone 21-02 (CZ 21-02) under Environmental Assessment No. 21-02 (EA 21-02), attached hereto as Exhibit A, and has determined that the project would have no significant deleterious effect on the environment and orders that a Negative Declaration be adopted and filed pursuant to the California Environmental Quality Act, as amended, for CZ 21-02 for approximately 50.6 acres of approximately 118 acres vacant, agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007).

PASSED, APPROVED and ADOPTED this 13th day of October 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF COACHELLA)

I HEREBY CERTIFY that the foregoing Resolution No. 2021-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13th day of October 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk