

RESOLUTION NO. 2021-36

A RESOLUTION OF THE CITY COUNCIL OF THE COACHELLA, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 20-04) FOR THE B-4 RANCH CHANGE OF ZONE PROJECT, PURSUANT TO CEQA GUIDELINES, CONSISTING OF CHANGE OF ZONE (CZ 20-07) FOR 56.9 ACRES LOCATED ON THE NORTH SIDE OF AVENUE 52, EAST AND WEST OF EDUCATION WAY. CITY-INITIATED.

WHEREAS, the Proposed Project, as set forth in Environmental Assessment (EA 20-04) and Change of Zone (CZ 20-07) consists of the above-referenced application on approximately 56.9 acres of vacant agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048); 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 and Sub-Area 1 policies, call for the subject property to include medium to high-density residential uses in close proximity to commercial 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 18-10), the project site contains only two zoning districts: R-S (Residential Single-Family) and R-M (Multiple-Family Residential). Neither of these two zones provides the proper density and variety of 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 with the consent of the Property Owner proposes to create the following Zoning Districts:

- R-M General (Multiple-Family Residential, 20 – 25 DU/AC)
- R-M Urban (Multiple-Family Residential, 25-38 DU/AC)
- C-N (Neighborhood Commercial); and,

WHEREAS, the City completed Environmental Assessment/Initial Study (EA 20-04) 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 March 25, 2021 and ending on April 13, 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; and

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone No. 20-07 on June 9, 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

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

NOW, THEREFORE, be it resolved that the City Council has considered the Negative Declaration prepared for Change of Zone 20-07 (CZ 20-07) under Environmental Assessment No. 20-04 (EA 20-04), attached hereto, 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 20-07 for approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way further identified as Assessor Parcel Number 763-060-048.

PASSED, APPROVED and ADOPTED, this 23rd day of June 2021.

Steven A Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Capos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2021-36 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 23rd day of June 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk