Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022110295

Project Title: KPC Coachella Specific Plan EIR

Lead Agency: City of Coachella

Contact Name: Kendra Reif

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Project Location: Coachella *City* Riverside *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed Project is the KPC Coachella Specific Plan and related approvals, which proposes a master planned residential community on approximately 2,807 (conceptual) acres of currently undeveloped land, entirely located within the City of Coachella. The Specific Plan proposes the following land uses: A mixture of residential product types, including an active adult/senior-oriented village, totaling approximately 9,538 dwelling units; Approximately 305 acres of commercial areas, which include mixed-use, entertainment center and performing arts theater, entertainment venue, and hotel rooms; A college/university overlay to allow for institutions of higher learning with an emphasis on healthcare; Approximately 71 acres of school uses (3 elementary schools and 1 middle school); Approximately 379 acres of parks, greenways, and amenity centers; Approximately 179 acres of circulation uses, including arterials, major, and secondary roadways; Approximately 68 acres of Agricultural Production areas; Approximately 770 acres of natural open space, including drainage channels and trails; and Approximately 91 'not a part' acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Projects potentially significant impacts are defined in Section 4.1: Aesthetics through Section 4.16: Utilities and Service Systems of the Draft EIR. Most of the potentially significant impacts identified can be mitigated to a less than significant level through implementation of Project design features and feasible mitigation measures. There are unavoidable significant impacts associated with aesthetics, air quality, geology and soils, greenhouse gas emissions, noise, and public services.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Assessment of biological resources and impacts
- Joint Project Review/Like Exchange process with the Coachella Valley Conservation Commission
- School siting
- Increase in student population
- Tribal consultation
- Overcrowding (population)
- Consistency with Regional Transportation Plan/Sustainable Communities Strategy

Provide a list of the responsible or trustee agencies for the project.

City of Coachella
CDFW
USFWS
CVCC
CVAG
RWQCB
SCAQMD
USACE
IID
USBR
Caltrans
Riverside County
CPUC
CVWD
Coachella Water Authority
RCTC