Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Calhoun Street Housing Development

Lead Agency: City of Coachella | Contact Person: Adrian Moreno
Mailing Address: 53990 Enterprise Way | Phone: 760-398-3502 EXT. 118
City: Coachella | Zip: 92236 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Coachella
Cross Streets: Southwest corner of Calhoun Street and Avenue 49 | Zip Code:
Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ′ 29.95 ″ N / 116 ° 12 ′ 35.64 ″ W Total Acres: 39.98
Assessor's Parcel No.: 612-260-010 | Section: 36 | Twp.: 5S | Range: 7E | Base: SBBM
Within 2 Miles: State Hwy #: | Waterways:
Airports: | Railways: | Schools: Imagine Dual Language Charter School and Cesar Chav

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☒ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 257 Acres 35.24
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☒ Recreational: Public Park/Open Space 3.53
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other: Right-of-Way Dedication - 1.21 acres

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

GP: General Neighborhood; Zoning: General Neighborhood (G-N)

Project Description: *(please use a separate page if necessary)*

The proposed Calhoun Street Housing Development is a Tentative Tract Map, Environmental Assessment, Conditional Use Permit and Planned Unit Development (PUD) for a single-family residential project. The Project is located on the southwest corner of Calhoun Street and Avenue 49 in the City of Coachella, California. The site encompasses 39.98 acres and is identified as Assessor's Parcel Number (APN) 612-260-010. The applicant proposes to subdivide the Project site for a future build out of a private, gated residential community containing 257 single-family homes and a public park with a total area of 3.53 acres – 3.13 acres for recreational open space and a 0.40-acre landscaped retention basin.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 7
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
X	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
X	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 18, 2025 Ending Date December 8, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research, Inc.
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact: Nicole Sauviat Criste
Phone: 760-341-4800

Applicant: Rod Vandenburg, Pacific Modern Builders Inc.
Address: P.O.Box 3075
City/State/Zip: Rancho Mirage, CA 92270
Phone: 760-799-8227

Signature of Lead Agency Representative: Adrian Moreno Digitally signed by Adrian Moreno Date: 2025.11.17 09:53:15 -08'00' **Date:** 11/17/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.