

**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 # 2022110295**Project Title:** KPC Coachella Specific Plan EIR

Lead Agency: City of Coachella

Contact Person: Kendra Reif

Mailing Address: 53990 Enterprise Way

Phone: 760-398-3502 ext. 114

City: Coachella

Zip: 92236

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Coachella

Cross Streets: Interstate 10, Vista del Norte

Zip Code: 92236

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 49.44 " N / 116 ° 6 ' 18.77 " W Total Acres: 2,807

Assessor's Parcel No.: multiple

Section: multiple Twp.: multiple Range: multiple Base: multiple

Within 2 Miles: State Hwy #: I-10

Waterways: Coachella Canal

Airports: None

Railways: None

Schools: None

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ 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: TTM, DA**Development Type:**☒ Residential: Units 9,538 Acres 1,290☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Transportation: Type 179 acres☒ Commercial: Sq.ft. 2,040,518 Acres 305 Employees 4,081☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW☒ Educational: 71 acres☐ Waste Treatment: Type _____ MGD☒ Recreational: 379 acres☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD☐ Other: _____**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:**

Vacant Land/General Plan: Resort District and Open Space/Zoning: Resort District and Open Space

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

The proposed Project is the KPC Coachella Specific Plan and related approvals, which proposes a master planned residential community on approximately 2,808 (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 68 acres of agricultural production areas;
- Approximately 770 acres of drainage/open space; and
- Approximately 91 'not a part' acres

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>SHPO, SCAG and SCAQMD</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 17, 2025 Ending Date December 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>KPC Development Company, LLC</u>
Address: <u>27290 Madison Avenue, Suite 300</u>	Address: <u>9 KPC Parkway, Suite 301</u>
City/State/Zip: <u>Temecula, CA 92590</u>	City/State/Zip: <u>Corona, CA 92879</u>
Contact: <u>Kevin Thomas</u>	Phone: <u>951-782-8812</u>
Phone: <u>951-543-9868</u>	

Signature of Lead Agency Representative: Ron Goldman

Digitally signed by Ron Goldman
Date: 2025.10.08 09:45:22 -07'00'

Date: 10/17/25

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