

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010  
Date Data Arrived at EDR: 09/01/2010  
Date Made Active in Reports: 09/30/2010  
Number of Days to Update: 29

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 08/08/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Quarterly

### KINGS COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 05/28/2014  
Date Data Arrived at EDR: 05/30/2014  
Date Made Active in Reports: 06/20/2014  
Number of Days to Update: 21

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 08/20/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### LAKE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 07/23/2014  
Date Data Arrived at EDR: 07/25/2014  
Date Made Active in Reports: 08/22/2014  
Number of Days to Update: 28

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 07/18/2014  
Next Scheduled EDR Contact: 11/03/2014  
Data Release Frequency: Varies

### LOS ANGELES COUNTY:

#### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 06/19/2014  
Next Scheduled EDR Contact: 10/06/2014  
Data Release Frequency: No Update Planned

#### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014  
Date Data Arrived at EDR: 06/06/2014  
Date Made Active in Reports: 07/17/2014  
Number of Days to Update: 41

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 07/21/2014  
Next Scheduled EDR Contact: 10/27/2014  
Data Release Frequency: Semi-Annually

#### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2014  
Date Data Arrived at EDR: 07/21/2014  
Date Made Active in Reports: 08/19/2014  
Number of Days to Update: 29

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 07/21/2014  
Next Scheduled EDR Contact: 11/03/2014  
Data Release Frequency: Varies

### City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009  
Date Data Arrived at EDR: 03/10/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 29

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 08/14/2014  
Next Scheduled EDR Contact: 11/03/2014  
Data Release Frequency: Varies

### Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/2014  
Date Data Arrived at EDR: 02/25/2014  
Date Made Active in Reports: 03/25/2014  
Number of Days to Update: 28

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 07/16/2014  
Next Scheduled EDR Contact: 11/03/2014  
Data Release Frequency: Annually

### City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 07/23/2014  
Date Data Arrived at EDR: 07/28/2014  
Date Made Active in Reports: 08/20/2014  
Number of Days to Update: 23

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 07/18/2014  
Next Scheduled EDR Contact: 11/03/2014  
Data Release Frequency: Semi-Annually

### City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 07/28/2014  
Date Data Arrived at EDR: 07/28/2014  
Date Made Active in Reports: 08/20/2014  
Number of Days to Update: 23

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 07/25/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Annually

### City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/13/2014  
Date Data Arrived at EDR: 03/27/2014  
Date Made Active in Reports: 04/28/2014  
Number of Days to Update: 32

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 07/25/2014  
Next Scheduled EDR Contact: 10/27/2014  
Data Release Frequency: Semi-Annually

### MADERA COUNTY:

#### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/09/2014  
Date Data Arrived at EDR: 06/11/2014  
Date Made Active in Reports: 06/27/2014  
Number of Days to Update: 16

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 08/26/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### MARIN COUNTY:

#### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 07/02/2014  
Date Data Arrived at EDR: 07/07/2014  
Date Made Active in Reports: 08/18/2014  
Number of Days to Update: 42

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 07/02/2014  
Next Scheduled EDR Contact: 10/20/2014  
Data Release Frequency: Semi-Annually

### MERCED COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 05/27/2014  
Date Data Arrived at EDR: 05/29/2014  
Date Made Active in Reports: 06/24/2014  
Number of Days to Update: 26

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 08/20/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### MONO COUNTY:

#### CUPA Facility List

CUPA Facility List

Date of Government Version: 06/09/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 06/27/2014  
Number of Days to Update: 14

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 09/02/2014  
Next Scheduled EDR Contact: 12/15/2014  
Data Release Frequency: Varies

### MONTEREY COUNTY:

#### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/09/2014  
Date Data Arrived at EDR: 06/11/2014  
Date Made Active in Reports: 07/09/2014  
Number of Days to Update: 28

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 08/26/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### NAPA COUNTY:

#### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2011  
Date Data Arrived at EDR: 12/06/2011  
Date Made Active in Reports: 02/07/2012  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/28/2014  
Next Scheduled EDR Contact: 12/15/2014  
Data Release Frequency: No Update Planned

### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 08/28/2014  
Next Scheduled EDR Contact: 12/15/2014  
Data Release Frequency: No Update Planned

### NEVADA COUNTY:

#### CUPA Facility List

CUPA facility list.

Date of Government Version: 11/06/2013  
Date Data Arrived at EDR: 11/07/2013  
Date Made Active in Reports: 12/04/2013  
Number of Days to Update: 27

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 09/02/2014  
Next Scheduled EDR Contact: 11/17/2014  
Data Release Frequency: Varies

### ORANGE COUNTY:

#### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2014  
Date Data Arrived at EDR: 05/15/2014  
Date Made Active in Reports: 05/22/2014  
Number of Days to Update: 7

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Annually

#### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2014  
Date Data Arrived at EDR: 05/15/2014  
Date Made Active in Reports: 05/28/2014  
Number of Days to Update: 13

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Quarterly

#### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2014  
Date Data Arrived at EDR: 08/12/2014  
Date Made Active in Reports: 08/20/2014  
Number of Days to Update: 8

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Quarterly

### PLACER COUNTY:



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/09/2014

Date Data Arrived at EDR: 06/10/2014

Date Made Active in Reports: 07/09/2014

Number of Days to Update: 29

Source: Placer County Health and Human Services

Telephone: 530-745-2363

Last EDR Contact: 06/09/2014

Next Scheduled EDR Contact: 09/22/2014

Data Release Frequency: Semi-Annually

### RIVERSIDE COUNTY:

#### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/08/2014

Date Data Arrived at EDR: 07/11/2014

Date Made Active in Reports: 07/28/2014

Number of Days to Update: 17

Source: Department of Environmental Health

Telephone: 951-358-5055

Last EDR Contact: 06/23/2014

Next Scheduled EDR Contact: 10/06/2014

Data Release Frequency: Quarterly

#### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/08/2014

Date Data Arrived at EDR: 07/11/2014

Date Made Active in Reports: 08/18/2014

Number of Days to Update: 38

Source: Department of Environmental Health

Telephone: 951-358-5055

Last EDR Contact: 06/23/2014

Next Scheduled EDR Contact: 10/06/2014

Data Release Frequency: Quarterly

### SACRAMENTO COUNTY:

#### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014

Date Data Arrived at EDR: 04/08/2014

Date Made Active in Reports: 04/29/2014

Number of Days to Update: 21

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 07/11/2014

Next Scheduled EDR Contact: 10/20/2014

Data Release Frequency: Quarterly

#### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/05/2014

Date Data Arrived at EDR: 07/17/2014

Date Made Active in Reports: 07/28/2014

Number of Days to Update: 11

Source: Sacramento County Environmental Management

Telephone: 916-875-8406

Last EDR Contact: 07/08/2014

Next Scheduled EDR Contact: 10/20/2014

Data Release Frequency: Quarterly

### SAN BERNARDINO COUNTY:

#### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/30/2014  
Date Data Arrived at EDR: 05/30/2014  
Date Made Active in Reports: 07/07/2014  
Number of Days to Update: 38

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Quarterly

### SAN DIEGO COUNTY:

#### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013  
Date Data Arrived at EDR: 09/24/2013  
Date Made Active in Reports: 10/17/2013  
Number of Days to Update: 23

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 06/09/2014  
Next Scheduled EDR Contact: 09/22/2014  
Data Release Frequency: Quarterly

#### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2013  
Date Data Arrived at EDR: 11/19/2013  
Date Made Active in Reports: 12/31/2013  
Number of Days to Update: 42

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 07/22/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Varies

#### Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 06/04/2014  
Next Scheduled EDR Contact: 09/22/2014  
Data Release Frequency: No Update Planned

### SAN FRANCISCO COUNTY:

#### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Quarterly

#### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/10/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 5

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 08/07/2014  
Next Scheduled EDR Contact: 11/27/2014  
Data Release Frequency: Quarterly

### SAN JOAQUIN COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/20/2014  
Date Data Arrived at EDR: 06/23/2014  
Date Made Active in Reports: 07/11/2014  
Number of Days to Update: 18

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 06/19/2014  
Next Scheduled EDR Contact: 10/06/2014  
Data Release Frequency: Semi-Annually

### SAN LUIS OBISPO COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/11/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 07/09/2014  
Number of Days to Update: 26

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 08/20/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### SAN MATEO COUNTY:

#### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/03/2014  
Date Data Arrived at EDR: 04/04/2014  
Date Made Active in Reports: 05/01/2014  
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/16/2014  
Next Scheduled EDR Contact: 09/29/2014  
Data Release Frequency: Annually

#### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/16/2014  
Date Data Arrived at EDR: 06/19/2014  
Date Made Active in Reports: 07/10/2014  
Number of Days to Update: 21

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 06/13/2014  
Next Scheduled EDR Contact: 09/29/2014  
Data Release Frequency: Semi-Annually

### SANTA BARBARA COUNTY:

#### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 08/22/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### SANTA CLARA COUNTY:

#### Cupa Facility List

Cupa facility list

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/02/2014  
Date Data Arrived at EDR: 06/03/2014  
Date Made Active in Reports: 06/23/2014  
Number of Days to Update: 20

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 06/02/2014  
Next Scheduled EDR Contact: 09/15/2014  
Data Release Frequency: Varies

### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014  
Date Data Arrived at EDR: 03/05/2014  
Date Made Active in Reports: 03/18/2014  
Number of Days to Update: 13

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 09/02/2014  
Next Scheduled EDR Contact: 12/15/2014  
Data Release Frequency: Annually

### Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/12/2014  
Date Data Arrived at EDR: 05/19/2014  
Date Made Active in Reports: 05/28/2014  
Number of Days to Update: 9

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 08/08/2014  
Next Scheduled EDR Contact: 11/24/2014  
Data Release Frequency: Annually

### SANTA CRUZ COUNTY:

#### CUPA Facility List

CUPA facility listing.

Date of Government Version: 05/27/2014  
Date Data Arrived at EDR: 05/28/2014  
Date Made Active in Reports: 06/20/2014  
Number of Days to Update: 23

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 08/22/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### SHASTA COUNTY:

#### CUPA Facility List

Cupa Facility List.

Date of Government Version: 06/10/2014  
Date Data Arrived at EDR: 06/12/2014  
Date Made Active in Reports: 06/20/2014  
Number of Days to Update: 8

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 08/26/2014  
Next Scheduled EDR Contact: 12/08/2014  
Data Release Frequency: Varies

### SOLANO COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014  
Date Data Arrived at EDR: 06/26/2014  
Date Made Active in Reports: 07/25/2014  
Number of Days to Update: 29

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 06/13/2014  
Next Scheduled EDR Contact: 09/29/2014  
Data Release Frequency: Quarterly

### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 06/19/2014  
Date Data Arrived at EDR: 06/26/2014  
Date Made Active in Reports: 07/25/2014  
Number of Days to Update: 29

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 06/13/2014  
Next Scheduled EDR Contact: 09/29/2014  
Data Release Frequency: Quarterly

### SONOMA COUNTY:

#### Cupa Facility List

Cupa Facility list

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 01/02/2014  
Date Made Active in Reports: 02/11/2014  
Number of Days to Update: 40

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 06/26/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Varies

### Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/01/2014  
Date Data Arrived at EDR: 07/03/2014  
Date Made Active in Reports: 07/28/2014  
Number of Days to Update: 25

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 06/26/2014  
Next Scheduled EDR Contact: 10/13/2014  
Data Release Frequency: Quarterly

### SUTTER COUNTY:

#### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 06/09/2014  
Date Data Arrived at EDR: 06/11/2014  
Date Made Active in Reports: 07/17/2014  
Number of Days to Update: 36

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 06/09/2014  
Next Scheduled EDR Contact: 09/22/2014  
Data Release Frequency: Semi-Annually

### TUOLUMNE COUNTY:

#### CUPA Facility List

Cupa facility list

Date of Government Version: 05/16/2014  
Date Data Arrived at EDR: 05/16/2014  
Date Made Active in Reports: 06/13/2014  
Number of Days to Update: 28

Source: Division of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 08/08/2014  
Next Scheduled EDR Contact: 11/10/2014  
Data Release Frequency: Varies

### VENTURA COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 04/28/2014	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 05/20/2014	Telephone: 805-654-2813
Date Made Active in Reports: 05/27/2014	Last EDR Contact: 08/14/2014
Number of Days to Update: 7	Next Scheduled EDR Contact: 12/01/2014
	Data Release Frequency: Quarterly

### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 07/01/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 10/13/2014
	Data Release Frequency: Annually

### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 08/13/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 12/01/2014
	Data Release Frequency: Quarterly

### Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 04/28/2014	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 04/30/2014	Telephone: 805-654-2813
Date Made Active in Reports: 05/19/2014	Last EDR Contact: 07/28/2014
Number of Days to Update: 19	Next Scheduled EDR Contact: 11/10/2014
	Data Release Frequency: Quarterly

### Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/27/2014	Source: Environmental Health Division
Date Data Arrived at EDR: 06/17/2014	Telephone: 805-654-2813
Date Made Active in Reports: 07/11/2014	Last EDR Contact: 06/16/2014
Number of Days to Update: 24	Next Scheduled EDR Contact: 09/29/2014
	Data Release Frequency: Quarterly

### YOLO COUNTY:

#### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/30/2014	Source: Yolo County Department of Health
Date Data Arrived at EDR: 07/07/2014	Telephone: 530-666-8646
Date Made Active in Reports: 08/18/2014	Last EDR Contact: 06/19/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 10/06/2014
	Data Release Frequency: Annually

### YUBA COUNTY:

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/19/2014

Date Data Arrived at EDR: 05/22/2014

Date Made Active in Reports: 06/19/2014

Number of Days to Update: 28

Source: Yuba County Environmental Health Department

Telephone: 530-749-7523

Last EDR Contact: 07/31/2014

Next Scheduled EDR Contact: 11/17/2014

Data Release Frequency: Varies

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013

Date Data Arrived at EDR: 08/19/2013

Date Made Active in Reports: 10/03/2013

Number of Days to Update: 45

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375

Last EDR Contact: 08/19/2014

Next Scheduled EDR Contact: 12/01/2014

Data Release Frequency: No Update Planned

#### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011

Date Data Arrived at EDR: 07/19/2012

Date Made Active in Reports: 08/28/2012

Number of Days to Update: 40

Source: Department of Environmental Protection

Telephone: N/A

Last EDR Contact: 07/17/2014

Next Scheduled EDR Contact: 10/27/2014

Data Release Frequency: Annually

#### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2014

Date Data Arrived at EDR: 05/07/2014

Date Made Active in Reports: 06/10/2014

Number of Days to Update: 34

Source: Department of Environmental Conservation

Telephone: 518-402-8651

Last EDR Contact: 08/07/2014

Next Scheduled EDR Contact: 11/17/2014

Data Release Frequency: Annually

#### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 07/21/2014

Date Made Active in Reports: 08/25/2014

Number of Days to Update: 35

Source: Department of Environmental Protection

Telephone: 717-783-8990

Last EDR Contact: 07/18/2014

Next Scheduled EDR Contact: 11/03/2014

Data Release Frequency: Annually

#### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 07/15/2014

Date Made Active in Reports: 08/13/2014

Number of Days to Update: 29

Source: Department of Environmental Management

Telephone: 401-222-2797

Last EDR Contact: 08/26/2014

Next Scheduled EDR Contact: 12/08/2014

Data Release Frequency: Annually



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 06/20/2014

Date Made Active in Reports: 08/07/2014

Number of Days to Update: 48

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 06/16/2014

Next Scheduled EDR Contact: 09/29/2014

Data Release Frequency: Annually

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

#### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

#### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

#### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

#### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

#### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

#### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI: National Wetlands Inventory.** This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

#### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STREET AND ADDRESS INFORMATION

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

VISTA DEL AGUA  
NORTHWEST CORNER OF 48TH AVENUE AND POLK STREET  
COACHELLA, CA 92236

### **TARGET PROPERTY COORDINATES**

Latitude (North):	33.704 - 33° 42' 14.40"
Longitude (West):	116.1547 - 116° 9' 16.92"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	578334.2
UTM Y (Meters):	3729464.0
Elevation:	38 ft. below sea level

### **USGS TOPOGRAPHIC MAP**

Target Property Map:	33116-F2 INDIO, CA
Most Recent Revision:	1972

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

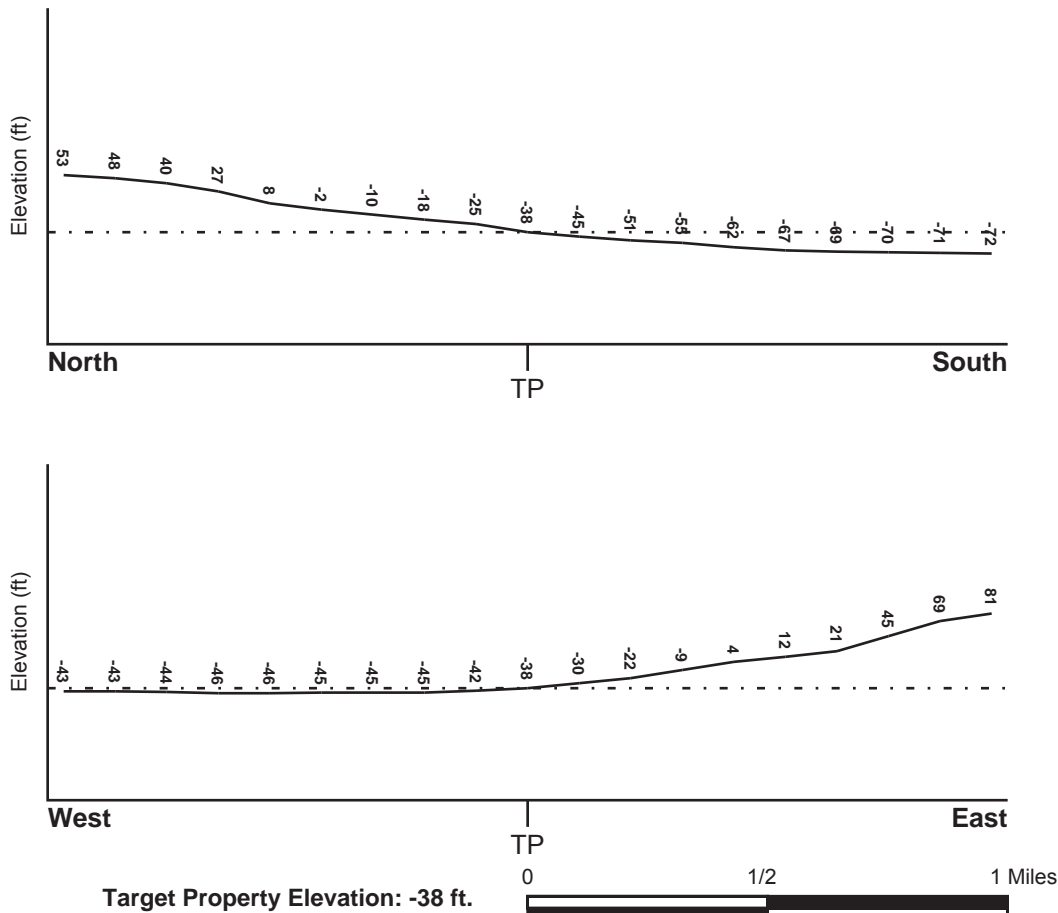
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

Target Property County  
RIVERSIDE, CA

FEMA Flood  
Electronic Data  
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06065C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

### NATIONAL WETLAND INVENTORY

NWI Quad at Target Property  
INDIO

NWI Electronic  
Data Coverage  
YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### *Site-Specific Hydrogeological Data\*:*

Search Radius: 1.25 miles  
Status: Not found

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

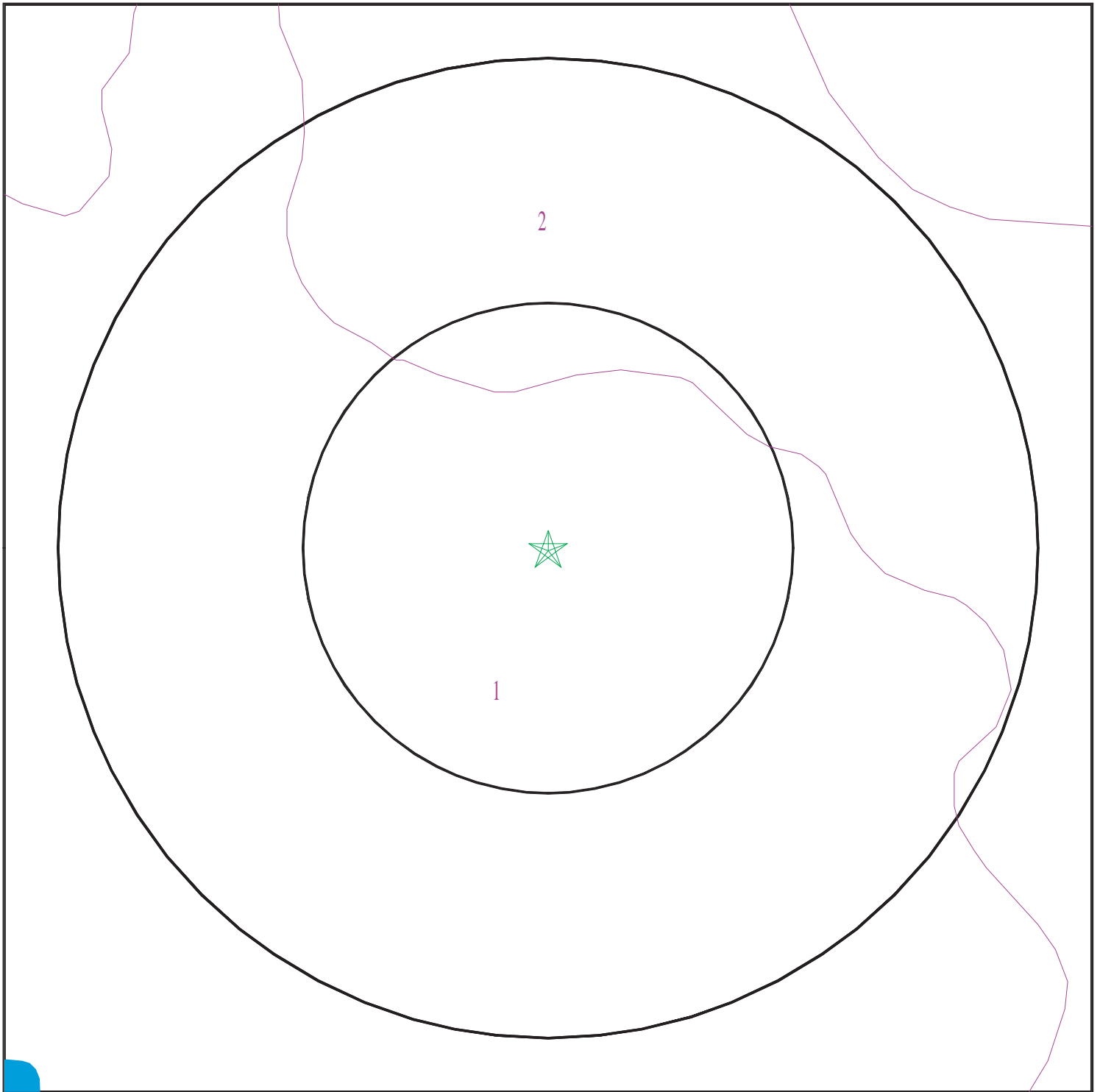
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 4057312.2s



- ★ Target Property
- ∕ SSURGO Soil
- ∕ Water



SITE NAME: VISTA DEL AGUA  
ADDRESS: Northwest Corner of 48th Avenue and Polk Street  
Coachella CA 92236  
LAT/LONG: 33.704 / 116.1547

CLIENT: All Phase Environmental, Inc.  
CONTACT: Doug Kochanowski  
INQUIRY #: 4057312.2s  
DATE: September 05, 2014 1:44 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: Gilman

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 122 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	7 inches	59 inches	stratified loamy sand to silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 8.4 Min: 7.9

#### Soil Map ID: 2

Soil Component Name: Coachella

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 122 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.9
2	11 inches	59 inches	stratified sand to loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.9

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000136935	1/2 - 1 Mile WSW
2	USGS40000137072	1/2 - 1 Mile West



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

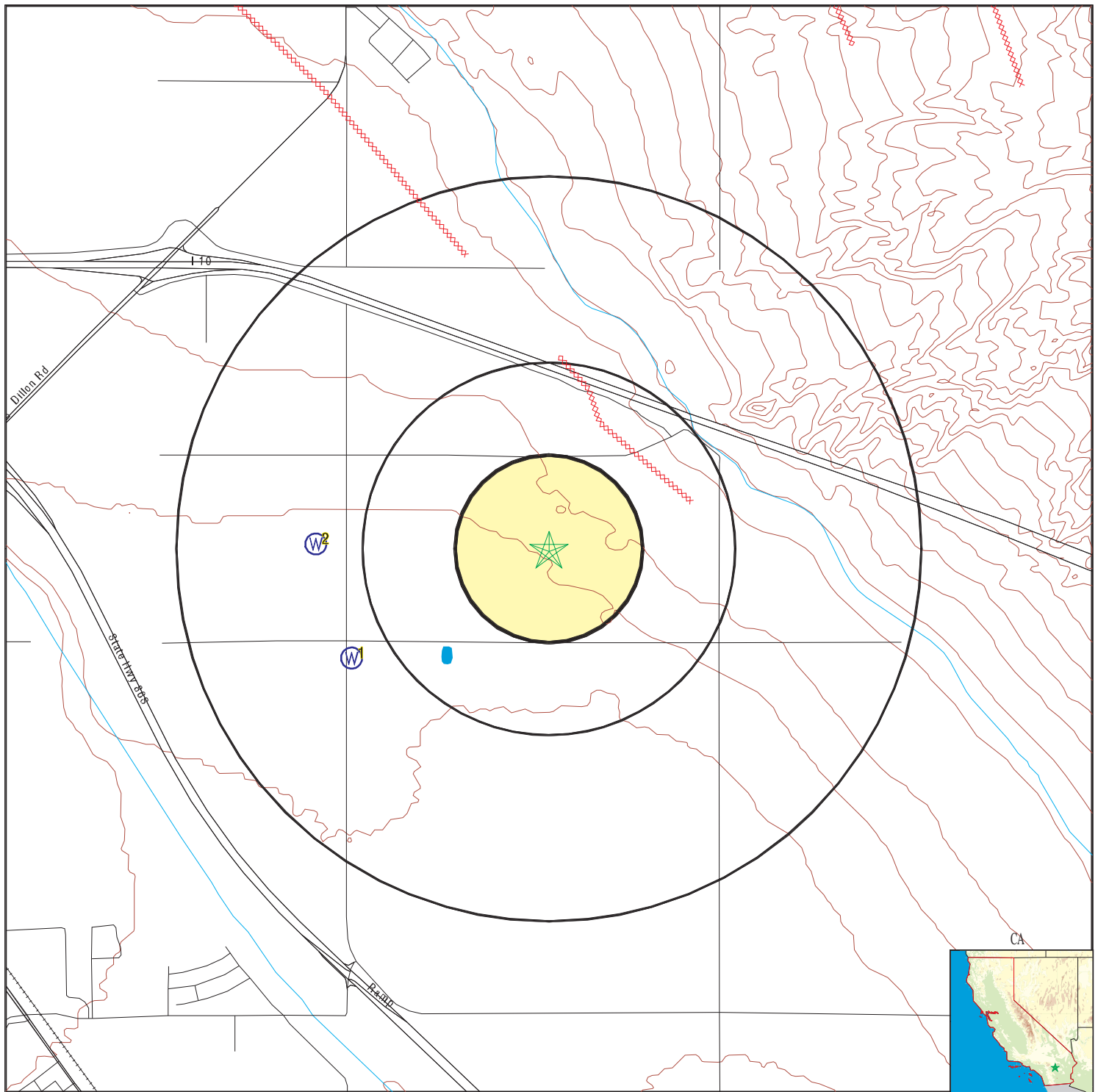
MAP ID	WELL ID	LOCATION FROM TP
<u>                    </u>	<u>                    </u>	<u>                    </u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>                    </u>	<u>                    </u>	<u>                    </u>
No Wells Found		

# PHYSICAL SETTING SOURCE MAP - 4057312.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: VISTA DEL AGUA  
 ADDRESS: Northwest Corner of 48th Avenue and Polk Street  
 Coachella CA 92236  
 LAT/LONG: 33.704 / 116.1547

CLIENT: All Phase Environmental, Inc.  
 CONTACT: Doug Kochanowski  
 INQUIRY #: 4057312.2s  
 DATE: September 05, 2014 1:44 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

**1**  
**WSW**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS USGS40000136935**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334159116094701		
Monloc name:	005S008E33D002S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18100200	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.699744
Longitude:	-116.1638936	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refs:	Not Reported	Countrycode:	US
Aquifername:	Basin and Range basin-fill aquifers		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	810
Welldepth units:	ft	Wellholedepth:	832
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 0

**2**  
**West**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS USGS40000137072**

Org. Identifier:	USGS-CA		
Formal name:	USGS California Water Science Center		
Monloc Identifier:	USGS-334215116095301		
Monloc name:	005S008E29R001S		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	18100200	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	33.7041883
Longitude:	-116.1655603	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refs:	NAD83	Vert measure val:	Not Reported
Vert measure units:	Not Reported	Vertacc measure val:	Not Reported
Vert accmeasure units:	Not Reported		
Vertcollection method:	Not Reported		
Vert coord refs:	Not Reported	Countrycode:	US
Aquifername:	Basin and Range basin-fill aquifers		
Formation type:	Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Aquifer type: Not Reported  
 Construction date: 19551230  
 Welldepth units: ft  
 Wellholedepth units: ft

Welldepth: 592  
 Wellholedepth: 592

Ground-water levels, Number of Measurements: 40

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1984-09-26	29.2		1984-06-05	22.7	
1983-11-30	21.5		1983-04-05	19.5	
1982-10-27	20.0		1982-03-02	17.7	
1981-10-06	25.1		1981-03-03	19.2	
1980-11-19	21.0		1980-06-20	22.5	
1979-06-02	29.6		1978-10-06	21.9	
1978-06-01	21.9		1977-06-09	23.0	
1976-06-02	25.0		1975-06-04	24.5	
1974-06-25	23.8		1974-01-24	9.5	
1973-05-24	20.4		1973-01-10	14.3	
1972-05-11	13.8		1972-01-25	11.8	
1971-09-13	23.5		1971-05-21	19.6	
1971-01-22	10.0		1970-09-30	15.5	
1970-05-27	19.5		1969-12-30	9.1	
1969-09-15	18.8		1969-05-29	20.1	
1969-02-27	12.2		1969-01-19	9.8	
1968-08-21	17.0		1968-06-06	15.7	
1968-03-25	9.2		1968-01-29	6.9	
1968-01-23	7.1		1968-01-19	7.4	
1968-01-04	8.2		1955-12-30	42	

## **GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON**

### **AREA RADON INFORMATION**

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## **TOPOGRAPHIC INFORMATION**

### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### **Scanned Digital USGS 7.5' Topographic Map (DRG)**

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## **HYDROLOGIC INFORMATION**

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

## **HYDROGEOLOGIC INFORMATION**

### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## **GEOLOGIC INFORMATION**

### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### **SSURGO: Soil Survey Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**APPENDIX H**  
**Questionnaires**

## All Phase Environmental, Inc.



All Phase Environmental, Inc. is conducting a Phase I ESA of the approximately 277-acre site located at the northwest corner of the intersection of 48th Avenue and Polk Street, Coachella, California, hereinafter referred to as the, "Property." Please answer the following questions to the best of your knowledge, scan and e-mail to: [dougk@PhaseOneESA.com](mailto:dougk@PhaseOneESA.com) or FAX to: (714) 593-0012.

- 1) Is the property, past or present, been occupied by a tenant using significant amounts of hazardous materials or petroleum products?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 2) Are there any adjoining sites, past or present, occupied by a tenant using significant amounts of hazardous materials or petroleum products?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 3) Are you aware of spills or releases on the Property or adjacent sites?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 4) In regards to the Property, are there any environmental liens or Activity or Use Limitations (ALUs) such as engineering controls, land use restrictions or institutional controls in place or on file under federal, tribal, state or local law?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 5) Are you aware of any fill (dirt) on the Property that originated from a contaminated site or that is of an unknown origin?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 6) Have there been any pits, ponds, or lagoons located on the Property?  
YES ☒ NO ☐ IF YES, EXPLAIN: *Irrigation basin in NE portion of the property*
- 7) Have there been any Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) located on the Property?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 8) Has the sale price of the Property been discounted for any environmental reason?  
YES ☐ NO ☒ IF YES, EXPLAIN:

### All Phase Environmental, Inc.

8792 Lauder Circle, Suite 200 • Huntington Beach, CA 92646

Ph.: (714) 593-3800 • Fax: (714) 593-0012 • [www.PhaseOneESA.com](http://www.PhaseOneESA.com)

HUNTINGTON BEACH, CA

SEATTLE, WA • CHICAGO, IL • MEMPHIS, TN • FRANKFURT, GERMANY

- 9) Have you been informed of any environmental violations with respect to the Property?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 10) Do you have knowledge of any past environmental reports performed on the Property such as: an environmental site assessment, asbestos survey, lead based paint survey, mold testing, soil and/or groundwater testing?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 11) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of a hazardous substance or petroleum product involving the Property?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 12) Does the Property discharge any industrial wastewater, other than stormwater, into a sanitary sewer system?  
YES ☐ NO ☒ IF YES, EXPLAIN:
- 13) What is the reason for having the Phase I Environmental Site Assessment performed?  
☐ Purchase ☐ Lease ☒ Other (please attach explanation)  
☐ Sale ☐ Loan **EIR**
- 14) How many years of firsthand knowledge do you possess regarding the Property:  
**3 years**
- 15) Please explain your relationship to the Property (owner, tenant, purchaser, real estate agent), the company you represent, and your title:  
**Property Owner Rep / Entitlement Mgr**  
**United Engineering Group**
- 16) Please provide, to the best of your knowledge, a brief description of the present and historical uses and/or tenants on the Property:  
**Vacant land & some Ag uses. (Tobacco)**
- 17) Please list the Property owner's name on record along with a representatives name and phone number:  
**CVP Palm Springs, LLC** **Jim Kozak**  
**(858) 699-7440**

Completed By (Signature)

**Beau Cooper**  
Printed Name

Title

Date

**Entitlement Mgr**

**9/23/14**

**APPENDIX 8.2**

**NOP MAILING LIST /  
NOP COMMENT LETTERS**

Army Corps of Engineers  
USACE LA District  
915 Wilshire Blvd Suite 980  
Los Angeles, CA 90017

California State Clearinghouse  
Office of Planning & Research  
1400 10th Street, Suite 212  
Sacramento, CA 95814

United States Postal Service  
Postmaster  
Coachella, CA 92236

Imperial County Planning & Development  
Services Department  
Attn: Jim Minnick, Director  
801 Main Street  
El Centro, CA 92243-2811

City of Palm Springs  
Planning Department  
3200 E Tahquitz Canyon Way  
Palm Springs, CA 92262

Regional Water Quality Control Board--#7  
Colorado River Basin Region  
73720 Fred Waring Dr.  
Palm Desert, CA 92260

Agricultural Commissioner's Office  
Indio District Office  
81077 Indio Blvd., Suite K  
Indio, CA 92201

CVAG  
Attn: Tom Kirk  
73710 Fred Waring Dr., Suite 200  
Palm Desert, CA 92260

Riverside Co Environmental Health  
47923 Oasis Street  
Indio, CA 92201

Riverside County Flood Control District  
1995 Market Street  
Riverside, CA 92501

CV Mosquito & Vector Control  
43420 Trader Place  
Indio, CA 92201

Riverside County Assessors's Department  
82675 Highway 111, Suite 113  
Indio, CA 92201

CVAG  
Attn: Mr. Doyle  
73710 Fred Waring Dr. #205  
Palm Desert, CA 92260

LAFCO  
Attn: Wayne Fowler  
3850 Vine Street, Suite 110  
Riverside, Ca. 92507

Riverside County Clerk & Recorder  
Attn: Cindy Kohler  
2724 Gateway Drive  
Riverside, CA 92507

Center For Biological Diversity  
PO Box 549  
Joshua Tree, CA 92252

CV Mountains Conservancy  
73710 Fred Waring Dr. Suite 205  
Palm Desert, CA 92260

Riverside County Fire Dept.  
210 W San Jacinto Ave  
Perris, CA 92570

City of Cathedral City  
Planning Department  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234

San Bernardino Co. Land Use Services  
Attn: Julie Rock, AICP, Director  
County Government Center  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415

Department of Public Health  
Susan D. Harrington, M.S., R.D., Director  
Health Administration Building  
4065 County Circle Drive  
Riverside, CA 92503

City of Desert Hot Springs  
Planning Department  
65950 Pierson Blvd  
Desert Hot Springs, CA 92250

Mission Springs Water District  
66575 Second Street  
Desert Hot Springs, CA 92240

SCAG  
1818 W Seventh St 12th Floor  
Los Angeles, CA 90017

Riverside County Transp. Commission  
4080 Lemon Street, 3rd Floor  
P.O. Box 12008  
Riverside, CA 92502-2208

Riverside County Transp. Dept.  
Development Review Section  
4080 Lemon Street, 8th Floor  
P.O. Box 1090  
Riverside, CA 92502-1090

SCAQMD  
Attn: Steve Smith  
21865 E Copley Dr.  
Diamond Bar, CA 91765-4182

Sierra Club  
San Geronio Chapter  
Attn: Tahquitz Group  
4079 Mission Inn Avenue  
Riverside, CA 92501-3204

City of Coachella  
Jonathan Hoy, City Engineer  
1515 6th Street  
Coachella, CA 92236

Desert Sands USD  
47950 Dune Palms  
La Quinta, CA 92253

U.S. Bureau of Land Management  
Palm Springs - South Coast Field Office  
1201 Bird Center Drive  
Palm Springs, California 92262

Coachella Valley Water Dist. Engineering  
Department  
P.O. Box 1058  
Coachella, CA 92236

City of Indio  
Community Development Dept.  
P.O. Box 1788  
Indio, CA 92202

Riverside County Sheriff  
86625 Airport Blvd  
Thermal, CA 92274-9703

Riverside County Airport Land Use  
Commission  
4080 Lemon St., 14th Floor  
Riverside, CA 92502

Riverside County Supervisor  
John Benoit, 4<sup>th</sup> Dist.  
73710 Fred Waring Drive, Suite 222  
Palm Desert, CA 92260

Riverside County Transportation Department  
Desert Permit Assistance Center  
38686 El Cerrito Road  
Palm Desert, CA 92211

City of Indian Wells  
Director of Planning  
44950 El Dorado Drive  
Indian Wells, 92210

Palm Springs Unified School Dist.  
980 E. Tahquitz Canyon  
Palm Springs, CA 92262

Riverside County Planning Dept.  
Attn: Steve Weiss  
4080 Lemon St., 9th Floor  
Riverside, CA 92502-1409

Imperial Irrigation District  
La Quinta Office-Dist. Supt.  
81600 Ave. 58  
La Quinta, CA 92253

Riverside County Fire Dept.  
Attn: Traci Williams, Fire Safety Specialist  
77933 Las Montanas Rd., Suite 201  
Palm Desert, CA 92211

City of Coachella  
Mr. Luis Lopez  
1515 6th Street  
Coachella, CA 92236

City of La Quinta  
Director Community Development  
78495 Calle Tampico  
La Quinta, CA 92253

Desert Recreation District  
45305 Oasis Street  
Indio, CA 92201

Riverside County Geologist  
Attn: David Jones  
P.O. Box 1409  
Riverside, CA 92502

Coachella Valley Unified School Dist.  
87225 Church St.  
Thermal, CA 92274

Agua Caliente Band of Cahuilla Indians –  
Planning Dept.  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

College of The Desert  
43500 Monterey Ave.  
Palm Desert, CA 92260

Department of Transportation  
District 8  
Attn: Aaron Burton  
464 West 4th Street, 6th Floor, MMS-1162  
San Bernardino, CA 92401

Morongo Band of Mission Indians  
245 N. Murray Street, Suite C  
Banning, CA 92220

City of Rancho Mirage  
Community Development Director  
699825 Hwy 111  
Rancho Mirage, CA 92270

City of Palm Desert  
Community Development Director  
73510 Fred Waring Drive  
Palm Desert, CA 92260

Agua Caliente Band of Cahuilla Indians –  
Tribal Chairperson  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

Riverside County Library  
5840 Mission Blvd.  
Riverside, CA 92509

Coachella Library  
1538 7<sup>th</sup> Street  
Coachella, CA 92236

29 Palms Band of Mission Indians  
46200 Harrison Street  
Coachella, CA 92236

Morongo Band of Mission Indians  
245 N. Murray Street, Ste. C  
Banning, CA 92220

Torres-Martinez Desert Cahuilla Indians  
P.O. Box 1160  
Thermal, CA 92274

Cabazon Band of Mission Indians  
Planning Department  
84245 Indio Springs Drive  
Indio, CA 92201



Southern California Edison  
Attn: Kevin Karrer  
300 N Pepper Bldg. B  
Rialto, CA 92376

SoCal Gas  
Attn: Vern Kenner  
211 N Sunrise  
Palm Springs, CA 92262

Bigelow Development Associates  
6252 Cavalleri Road  
Malibu, Ca. 90265

John A. James, Chairperson  
Cabazon Band of Mission Indians  
84245 Indio Springs Parkway  
Indio, CA 92203-3499

Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA 92539

Anthony Madrigal, Jr., Chairperson  
Cahuilla Band of Indians  
P.O. Box 391760  
Anza, CA 92539

California Dept. of Fish & Wildlife  
Attn: Kim Nicol  
70078 Country Club Suite 109  
Bermuda Dunes, CA 92203

California Department of Education  
1430 N Street #1601  
Sacramento, CA 95814

U.S. Bureau of Land Mgmt  
CA Desert District Office  
22835 Calle San Juan De Los Lagos  
Moreno Valley, CA 92553

California Dept. of Forestry and Fire  
Protection  
210 W San Jacinto  
Perris, CA 92570

Dept. of General Services  
Office of Public School Construction  
707 3rd Street  
West Sacramento, CA 95605

U.S. Fish & Wildlife Service  
Eastern Sierra & Inland Region  
Attn: Jenness McBride  
777 E Tahquitz Canyon Way, Suite 208  
Palm Springs, CA 92262

California Dept. of Toxic Substances Control  
P.O. Box 806  
Sacramento, CA 95812-0806

California Public Utilities Commission  
505 Van Ness Ave  
San Francisco, CA 94102-3298

CA Dept of Conservation  
Attn: Bill Bryant  
801 K Street, MS 12-31  
Sacramento, CA 95814

California Energy Commission  
1516 Ninth St Ms-29  
Sacramento, CA 95814-5512

State Park Superintendent  
Salton Sea Sector  
Dept. of Parks And Rec  
100-225 State Park Rd  
North Shore, CA 92254

U.S. Dept. of Fish & Wildlife  
6010 Hidden Vally Road  
Carlsbad, CA 92009

California Native American Heritage  
Commission  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691

California Highway Patrol  
79650 Varner Road  
Indio, CA 92203-9704

Augustine Band of Mission Indians  
P.O. Box 846  
Coachella, CA 92236

Morongo Band of Mission Indians  
Environmental Protection Dept.  
12700 Pumarra Rd.  
Banning, CA 92220

Los Coyotes Band of Mission  
Indians  
P.O. Box 189  
Warner Springs, CA 92086

Ramona Band of Cahuilla Indians  
P.O. Box 391371  
Anza, CA 92539

Verizon (Engineering)  
295 N Sunrise Way  
Palm Springs, CA 92262

Sunline Transit Agency  
Attn: Leslie Grosjean  
32505 Harry Oliver Trail  
Thousand Palms, CA 92276-3501

Time Warner Construction Dept  
83473 Avenue 45  
Indio, CA 92201

Southern California Edison  
Attn: Darlene Valdez  
24487 Prielipp Rd.  
Wildomar, CA 92595

Verizon Planning Department  
16071 Mojave Drive  
Victorville, CA 92392

Burrtec Waste Disposal  
41575 Eclectic  
Palm Desert, CA 92260

Coachella Valley Mountains Conservancy  
73710 Fred Waring Drive  
Palm Desert, CA 92260

Colorado River Board Commission  
770 Fairmont Avenue, Suite 100  
Glendale, California 91203

Matthew Fagan Consulting Services  
42011 Avenida Vista Ladera  
Temecula, CA 92591

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42011 Avenida Vista Ladera  
Temecula, CA 92591

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42011 Avenida Vista Ladera  
Temecula, CA 92591

Matthew Fagan Consulting Services  
42011 Avenida Vista Ladera  
Temecula, CA 92591





## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 31, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN(S):603150007,603150011,603150012,603150010,603150009,603150005,603150004,603150008,603130003,603130004,603130009,603122005✓  
for

Company or Individual's Name RCIT - GIS,

Distance buffered 4270'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

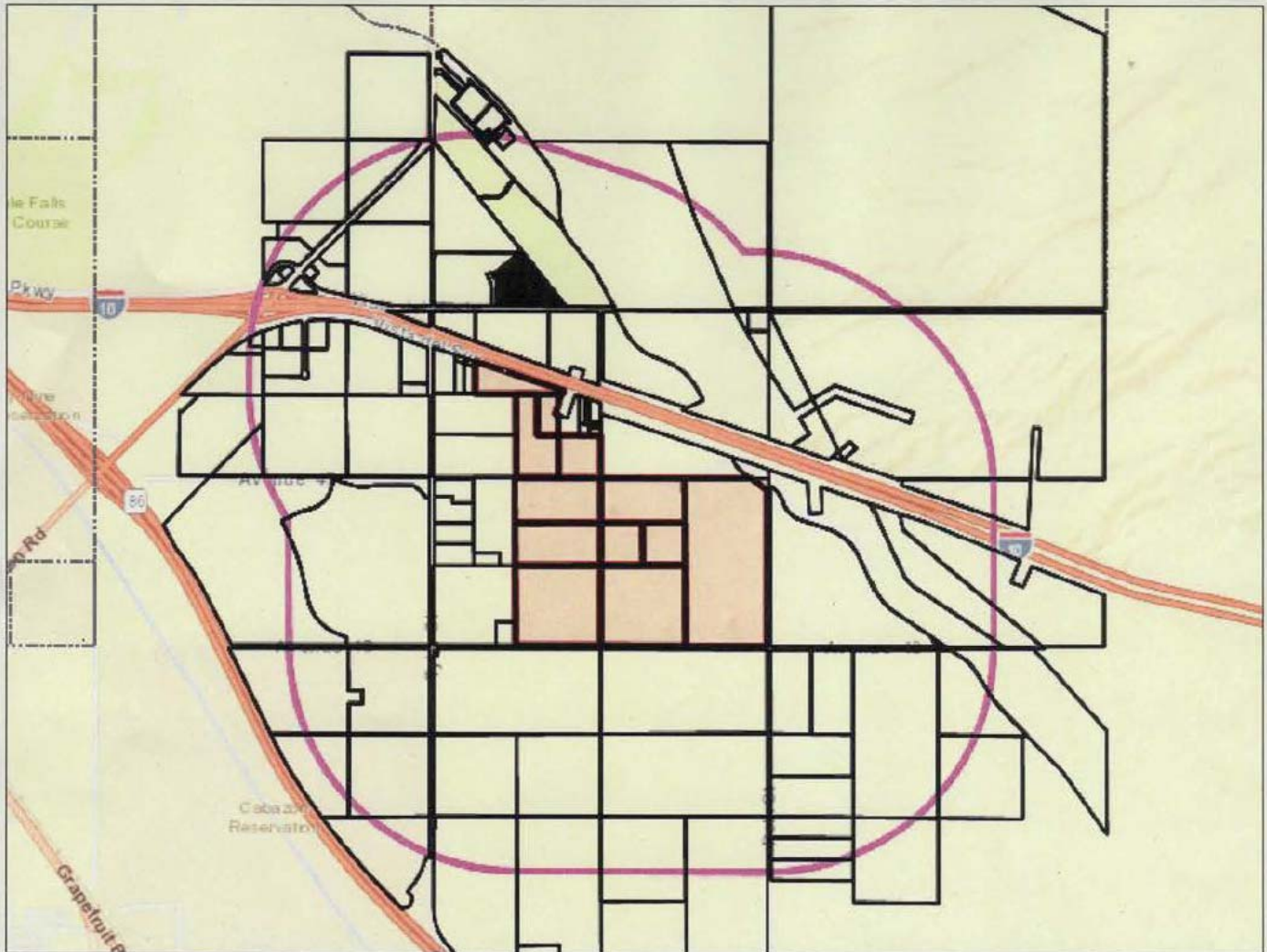
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

## Riverside County GIS

APN: 603150007,603150011,603150012,603150010,603150009,603150005,  
603150004,603150008,603130003,603130004,603130009,603122005 ( 4270 feet buffer )



### Legend

- County Boundary
- Cities
- World Street Map

### Notes



0 3,009 6,019 Feet



\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 5/31/2018 3:57:54 PM

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697330010  
ELIZABETH ANN KOMICK  
JAMES MICHAEL KOMICK  
815 MANHATTAN AVE NO D  
MANHATTAN BEACH CA 90266

697280015  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

603140012  
SY CORP  
P O BOX 73790  
SAN CLEMENTE CA 92673

696520004  
MEDJOOL 179 FARMS ASSOC  
C/O C/O JAMES GRAY MGMT  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

603130012  
ESMERALDA P GARCIA  
PO BOX 526  
COACHELLA CA 92236

603170012  
BETTY J WALTON  
MARTY WALTON  
47783 CALLE FIESTA  
INDIO CA 92201

603130009  
CVP PALM SPRINGS  
4255 DEAN MARTIN DR STE J  
LAS VEGAS NV 89103

603340005  
LA GRANJA 240  
P O BOX 14467  
PALM DESERT CA 92255

603140010  
JEFF YASSAI  
SEYED HAJAR YASSAI  
P O BOX 73790  
SAN CLEMENTE CA 92673

603320008  
CARDINAL DISTRIBUTING CO INC  
85810 GRAPEFRUIT BLV  
COACHELLA CA 92236

697344025  
VINEYARD VILLAS ASSN  
C/O C/O WEST ASSN MGMT  
550 S OLEANDER RD  
PALM SPRINGS CA 92261

603290013  
CHARLES M ELLIS  
BRANDENBURG OAK GROVE  
GORDON RUSSER  
C/O CHARLES M ELLIS  
P O BOX 3850  
HAILEY ID 83333

697344025  
VINEYARD VILLAS ASSN  
C/O C/O WEST ASSN MGMT  
550 S OLEANDER RD  
PALM SPRINGS CA 92261

603320004  
WILLIAM G SOMMERVILLE  
ROLAND J JENSEN  
GARY K KAESTNER  
C/O GARY K KAESTNER  
1010 E CHESTNUT  
SANTA ANA CA 92701

603170013  
D D DUNLAP COMPANIES INC  
SHAMOON RANCHES LTD  
SYD DAVIS  
C/O COZETTE DUNLAP  
16897 ALGONQUIN ST STE A  
HUNTINGTON BEACH CA 92649

603330009  
VINTAGE KOLO 84  
FREMONT MORENO THIRD STREET  
C/O C/O LUNDIN DEV CO  
16400 PCH STE 207  
HUNTINGTON BEACH CA 92649

603330014  
STATE OF CALIF  
C/O DEPT OF TRANSPORTATION  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

697320076  
VINEYARD COACHELLA OWNER ASSN  
44790 DILLON RD  
COACHELLA CA 92236

697320021  
DANIEL D STRICKER  
CHERYL A STRICKER  
P O BOX 275  
COACHELLA CA 92236

697320022  
ROBINS NEST PARK  
C/O 50461 RANGE ROAD 262  
44473 MASSON DR  
COACHELLA CA. 92236

697350001  
BLAIR RANCH  
C/O C/O RICHARD L BLAIR  
340 BRIGHT ROCK  
PALM DESERT CA 92211

697344007  
VINEYARD VILLAS ASSN  
C/O C/O WEST ASSN MGMT  
550 S OLEANDER RD  
PALM SPRINGS CA 92264

696550001  
RIVERDALE PARTNERS  
8753 KING RANCH RD  
ALTA LOMA CA 91701

697320063  
GARLAND L RIENDEAU  
CAROL L RIENDEAU  
PO BOX 2159  
CAMARILLO CA 93011

697330002  
COACHELLA VINEYARD LUXURY RV PARK  
18325 DOMINO ST  
TARZANA CA 91335

696540006  
DEIRDRE ANN CHRISTENSEN  
GREGORY CHRISTENSEN  
ANN L CHRISTENSEN

15881 HIGHWAY 101 S  
BROOKINGS OR 97415

697341026  
ALEXANDER USMANOV  
18044 VALLEY VISTA BLV  
ENCINO CA 91316

697341027  
AMBER BOYKINS MOORE  
86223 GRENACHE LN  
COACHELLA CA. 92236

697343003  
MARLENE AUCHMAN  
3914 CORBIN AVE  
TARZANA CA 91356

697343006  
JUDIANN SIMON  
86204 GRENACHE LN  
COACHELLA CA. 92236

697341030  
VARDAN ASIKIAN  
446 SCHOLL DR  
GLENDALE CA 91206

697341030  
VARDAN ASIKIAN  
446 SCHOLL DR  
GLENDALE CA 91206

697330003  
COACHELLA VINEYARD LUXURY APARTMENTS  
18325 DOMINO ST  
TARZANA CA 91335

697343008  
COACHELLA VINEYARD ESTATES  
1777 VENTURA BLV NO 220  
ENCINO CA 91316

697343004  
LUNA HUANG  
SHU CHEN ZEITOUNY  
18243 SENTENO ST  
ROWLAND HEIGHTS CA 91748

697341020  
SHU ER TING  
SHU CHEN ZEITOUNY  
18243 SENTENO ST  
ROWLAND HEIGHTS CA 91748

697344009  
EYAL SHLOMO SHEMESH  
PO BOX 570283  
TARZANA CA 91357

697341032  
ALEXANDER PLUGAR  
17835 PALORA ST  
ENCINO CA 91316

697344012  
ARAM ADJINIAN  
1303 N CENTRAL AVE NO E  
GLENDALE CA 91202

696550002  
OASIS 25 PARTNERS  
C/O C/O RIE MGMT CO  
725 W VENTURA BLV NO F  
CAMARILLO CA 93010

696550004  
DESERT LANDCO LTD PARTNERSHIP  
C/O C/O JERRY WALKER  
P O BOX 11527  
PALM DESERT CA 92255

697344011  
LIANA VIRABYAN  
5315 WHITE OAK AVE APT K  
ENCINO CA 91315



697341025  
LUIS F MARTINEZ  
ORCELA MARTINEZ  
86230 SONOMA CT  
COACHELLA CA. 92236

697341029  
CRAIG SUMMERS  
86209 GRENACHE LN  
COACHELLA CA. 92236

697320059  
ERIN L BARBIERI  
P O BOX 1753  
BENICIA CA 94510

697320062  
ROBIN T PETERSON  
C/O 50461 RANGE RD 262  
86177 SONOMA CREEK RD  
COACHELLA CA. 92236

697320058  
GRANT D FULMORE  
BEVERLY S FULMORE  
11157 BEUTEL RD  
OREGON CITY OR 97045

697320064  
ROBINS NEST PARK  
C/O 50461 RANGE ROAD 262  
44468 MASSON DR  
COACHELLA CA. 92236

697320061  
ROBERT T RUSSELL  
SHIRLEY LYNNE RUSSELL  
83103 AVENUE 48 NO 1B 191  
COACHELLA CA 92236

697320060  
ALLEN L DENSON  
MARSHA M DENSON  
C/O PMB 402  
79405 HWY 111 STE 9  
LA QUINTA CA 92253

603350014  
ELENA BONILLA  
MARCOS G REYES  
MARCOS REYES

49250 POLK ST  
COACHELLA CA. 92236

603350002  
HUGO BRUNO TOTTINO  
CHARLES E BOUTONNET  
WILLIAM J MORESCO

10855 OCEAN MIST PKWY NO A  
CASTROVILLE CA 95012

697342016  
VARDAN ASIKIAN  
446 SCHOLL DR  
GLENDALE CA 91206

697342014  
YAACOV ATIAS  
3700 CALLE JAZMIN  
CALABASAS CA 91302

603350016  
RUFINO R GOMEZ  
ROSIE GOMEZ  
85386 ARABY AVE  
COACHELLA CA 92236

697342013  
REVITAL SHEMESH ATIAS  
24704 VIA PRADERA  
CALABASAS CA 91302

697341016  
MARVIN A FARRIS  
CINDY M FARRIS  
2620 JOSHUA AVE  
CLOVIS CA 93611

697344017  
CAMILLE S ZEITOUNY  
18243 SENTENO ST  
ROWLAND HEIGHTS CA 91748

697344013  
COLIN S MCCARTER  
GLORIA CHEN  
919 WILDROSE DR  
BREA CA 92821

697342003  
ETEL LEIT  
6069 HORNER ST UNIT 3  
LOS ANGELES CA 90035

697344020  
TIMOTHY CHEN  
1125 RODDY WAY  
LA HABRA CA 90631

697344021  
ARTUR MOMJYAN  
ANI MOMJYAN  
13376 HYLAND CT  
SYLMAR CA 91342

697344016  
YANIV MADMON  
824 W WOOSTER ST NO 107  
LOS ANGELES CA 90035

697341035  
CAMILLE S ZEITOUNY  
18243 SENTENO ST  
ROWLAND HEIGHTS CA 91748

697342002  
DVIN  
5039 SERRANIA AVE  
WOODLAND HILLS CA 91364

697340002  
ARTEMISA B FELIX  
86257 PINOT NOIR  
COACHELLA CA. 92236

697340003  
RICHARD PELSUE  
CARLA PELSUE  
3355 JUNIPER CIR  
LAKE ELSINORE CA 92530

697340004  
PATRICIA NUGENT  
86241 PINOT NOIR LN  
COACHELLA CA. 92236

697341017  
SIVAHN GOTTLIEB  
4910 ENFIELD  
ENCINO CA 91316

697344018  
SKYLINE DEVELOPERS  
3400 S MAIN ST  
LOS ANGELES CA 90007



697342020  
J R M REALTY  
17777 VENTURA BLV STE 220  
ENCINO CA 91316

697342012  
EYAL SHLOMO SHEMESH  
PO BOX 570283  
TARZANA CA 91357

696550003  
LOVES COUNTRY STORES OF CALIF  
C/O C/O BURKE & ASSOCIATES  
15 W 6TH ST NO 2400  
TULSA OK 74119

697341004  
ERMA Y SOLIS  
86187 PINOT NOIR LN  
COACHELLA CA. 92236

697341022  
FABIOLA MEZA  
86208 SONOMA CT  
COACHELLA CA. 92236

696550008  
COACHELLA DILLON  
5820 OBERLIN DR STE 201  
SAN DIEGO CA 92121

697342009  
ISABEL P CERVANTES  
86226 PINOT NOIR LN  
COACHELLA CA. 92236

697342019  
RACHAEL E TUBUL  
18550 HATTERAS ST NO 61  
TARZANA CA. 91356

697341008  
BEN Y KORA  
18505 MAYALL ST NO C  
NORTHRIDGE CA 91324

697342011  
GENEVIEVE FILMARDIROSSIAN  
4358 W KING ST  
BURBANK CA 91505

697340005  
SHAI H WINOGRAD  
820 GLACIER PEAK LN NO 205  
LAS VEGAS NV 89144

697341002  
AKOP BAKALYAN  
6244 RANCHITO AVE  
VAN NUYS CA 91401

603102035  
CAMP COURT  
C/O C/O JOSEPH D MACKIL  
530 11TH ST  
MODESTO CA 95353

603140016  
KPC DEV CO  
890 W STETSON AV STE B  
HEMET CA 92543

697341009  
WENDY M WALTERS  
18325 DOMINO ST  
TARZANA CA 91355

697340006  
RANDY STEINBERG  
8600 RHEEM AVE  
SOUTH GATE CA 90280

696550006  
G&M REALCO  
C/O C/O G&M OIL  
16868 A ST  
HUNTINGTON BEACH CA 92647

603121006  
SALAH MICHAEL TAHAN  
16596 COLONIAL DR  
FONTANA CA 92336

697344006  
ABRAHAM GOTTLIEB  
18325 DOMINO ST  
TARZANA CA 91335

697343005  
JOSE RENE NUNO  
ALICIA FIMBRES NUNO  
86196 GRENACHE LN  
COACHELLA CA. 92236

603102024  
WILLIAM GRIVAS  
503 PACIFIC AVE  
SOLANA BEACH CA 92075

603121005  
FRED REICH  
37 CLEAR VISTA DR  
ROLLING HILLS ESTATES CA 90274

603122007  
JOSE MANUEL NUNEZ  
CELIA NUNEZ  
83798 AVENIDA SERENA  
INDIO CA 92203

603130001  
MICHAEL A RICH  
46600 TYLER ST  
COACHELLA CA. 92236

603130007  
PAUL J CURTRIGHT  
D DIANE ALEXANDER  
86475 VISTA DEL SUR  
COACHELLA CA. 92236

603122001  
LUIS GUERRA HUERTA  
29800 PUSHAWALLA RD  
INDIO HILLS CA 92241

603102020  
FRATERNAL ORDER OF EAGLES AERIE NO 2594  
46425 TYLER ST  
COACHELLA CA 92236

603102025  
LATIN AM CALIF CONF PENTECOSTAL  
C/O C/O FAMILY WORSHIP CENTER  
P O BOX 2465  
INDIO CA 92201

603102019  
VISTA DEL SUR  
C/O C/O CHARLES M ELLIS  
P O BOX 517  
NEWMAN CA 95360

603121008  
BROADCAST CENTER INC  
2145 E TAHQUITZ CYN 4136  
PALM SPRINGS CA 92262

697344005  
ABRAHAM GOTTLIEB  
18325 DOMINO ST  
TARZANA CA 91335

603122004  
L C YOUNG  
DONNA LEA YOUNG  
86115 VISTA DEL SUR  
COACHELLA CA. 92236

603130006  
FABIAN M HERRERA  
MARIA C HERRERA  
22700 LONGVUE DR  
DSRT HOT SPGS CA 92241

603150019  
PATRICIA E PARTIDA  
47150 TYLER ST  
COACHELLA CA 92236

603130002  
HARRIET MARILYNN YOUNG  
81910 ARUS AVE  
INDIO CA 92201

603122003  
JOSE MANUEL NUNEZ  
CELIA NUNEZ  
83798 AVENIDA SERENA  
INDIO CA 92203

603102018  
READING ASSOC PAYROLL SERVICES  
C/O STE 300  
5995 SEPULVEDA BLVD  
CULVER CITY CA 90230

603130015  
JOEL DIAZ  
LINDA J DIAZ  
40795 ADRIATICO CT  
INDIO CA 92203

603130013  
PAUL J CURTRIGHT  
D DIANE ALEXANDER  
86475 VISTA DEL SUR  
COACHELLA CA 92236

603150002  
LEONARD M BURTON  
3620 HOLMES CIR  
HACIENDA HEIGHTS CA 91745

603130014  
OSCAR GARCIA  
86479 VISTA DEL SUR  
COACHELLA CA. 92236

603170004  
KAAREN I HOFFMAN  
101 SPINDRIFT DR  
RCH PALOS VERDES CA 90275

603150018  
CYNTHIA MARIE LOPEZ  
86101 AVENUE 47  
COACHELLA CA. 92236

603150015  
AUSENCIO RAMOS  
52454 CALLE TECHA  
COACHELLA CA 92236

603150003  
EDDIE GONZALEZ  
43710 TYLER ST  
COACHELLA CA 92236

603150014  
AURORA J HERNANDEZ  
52454 CALLE TECHA  
COACHELLA CA 92236

603350015  
JOSE LUIS CASTRO  
RAQUEL V CASTRO  
47376 MANGROVE ST  
INDIO CA 92201

696550010  
COACHELLA HOSPITALITY  
C/O C/O DATO PROPERTY MGMT  
20945 DEVONSHIRE NO 107  
CHATSWORTH CA 91311





March 5, 2015

Via E-Mail and Regular Mail

[llopez@coachella.org](mailto:llopez@coachella.org)

Luis Lopez  
City of Coachella- Community Development Department  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

**Re: Vista Del Agua Specific Plan**

Dear Mr. Lopez:

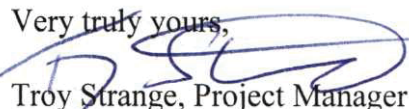
Thank you for providing the Desert Recreation District (the "District") with a notice regarding this project for the proposed Mixed Use Development consisting of 1,640 SFR and Multifamily units, 17.6 acres of general commercial and 13.8 acres of open space to be built in the Coachella Zoning District.

The project is located within the District boundaries. The District has a Master Plan which is utilized to levy Quimby fees. The Master Plan also identifies needed facilities and programs for this area. In addition, this residential project may have impacts on the District's provision of services and facilities. Therefore, we request that the following mitigation measure be included in any environmental review, mitigation and monitoring plan and as conditions of approval for the project.

1. Developer will enter into an agreement to and shall pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460. Such fees shall be calculated by the District under that ordinance, as it may be amended from time to time, and shall be paid in full to the District at the time of recordation of the final tract map by the County of Riverside. We have attached a copy of the form of agreement which can be completed when we have the name of the actual developer and a final tract map number.

I look forward to working with you on this project. Thank you for your assistance.

Very truly yours,

  
Troy Strange, Project Manager  
760-285-0547  
(tstrange@drd.us.com)

WHEN RECORDED MAIL TO:

DESERT RECREATION DISTRICT  
45305 Oasis Street  
Indio, CA 92201-4337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Recording Fee Exempt per Government Code §6103

Agreement No. \_\_\_\_\_

**AGREEMENT BETWEEN**  
**DESERT RECREATION DISTRICT**  
**OF RIVERSIDE COUNTY**  
**AND**  
**FOR COLLECTION OF PARK DEVELOPMENT FEES**

**THIS AGREEMENT** is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between DESERT RECREATION DISTRICT OF RIVERSIDE COUNTY, CALIFORNIA, a political subdivision of the State of California (hereinafter referred to as **DISTRICT**) and \_\_\_\_\_ (hereinafter referred to as **DEVELOPER**);

**WITNESSETH:**

**WHEREAS, DEVELOPER** presently is seeking approval from the County of Riverside of Tentative Tract Map No. \_\_\_\_\_ (the "project"); and

**WHEREAS,** CEQA review for the project has indicated that such additional development within the **DISTRICT** will impact on existing public park and recreation facilities and contribute to the need for construction of new facilities; and

**WHEREAS, DISTRICT'S** Master Plan identifies facilities needed to serve such growth; and



**WHEREAS**, the location of convenient parks near **DEVELOPER'S** proposed residential development would substantially enhance the possibilities of selling the dwellings in such residential development; and

**WHEREAS**, **DEVELOPER** desires to assist **DISTRICT** in mitigating the impacts of its new housing by paying to **DISTRICT** a sum of money to be used for such purposes;

**NOW, THEREFORE**, the parties to this Agreement do mutually agree as follows:

### **I. RESPONSIBILITIES OF DEVELOPER**

- A. **DEVELOPER** shall pay in full to **DISTRICT**, at the time of issuance of Final Tract Map No. \_\_\_\_\_, the sum of \$\_\_\_\_\_ for the 80-unit Apartment Complex. each residential unit constructed.
- B. **DEVELOPER** shall, concurrent with requesting any necessary written assurance from **DISTRICT**, request in writing that the County of Riverside include in its approval of **DEVELOPER'S** tentative map a condition that **DEVELOPER**, his successors or assigns, provide evidence of compliance with the terms of this Agreement prior to issuance of any building permit by the County of Riverside, or its successor, for lots in the approved tract.
- C. **DEVELOPER** shall notify any successors or assigns that this Agreement has been executed and is in effect. In addition, in the event this property is annexed into a city within our jurisdiction, Desert Recreation District will continue to receive the same amount as the Quimby fees identified in this Agreement, which fees shall mitigate the continuing impacts of such growth.

### **II. RESPONSIBILITIES OF DISTRICT**

- A. Monies paid to **DISTRICT** under this Agreement will be deposited by **DISTRICT** in a separate account for such type of fees. Disbursements from that account shall be solely for the procurement of public park facilities determined by **DISTRICT** to benefit residents of Tentative Tract Map No. \_\_\_\_\_.
- B. The fees specified herein were calculated and are levied in accordance with and shall be collected, administered and disbursed in accordance with Coachella Valley Recreation & Park District Master Plan, Section 10.35 of Riverside County Ordinance No. 460, Government Code Section 66477, and any and all other applicable laws, rules and regulations as they now exist and as they may from time to time be amended.

### **III. MISCELLANEOUS**

- A. It is expressly understood and agreed by the **DEVELOPER** and **DISTRICT** that the law of the State of California shall govern them and the interpretation of the Agreement and

that any litigation brought because of, or involving this Agreement shall be initiated exclusively in the Superior Court, Riverside County, Indio Division.

- B. In the event of litigation to enforce this Agreement, the prevailing party in such litigation shall be entitled to reasonable costs and attorneys fees.
- C. In the event that **DEVELOPER'S** tentative subdivision map expires without extension or approval by the County of Riverside, all obligations of **DEVELOPER** and **DISTRICT** herein shall cease.
- D. All terms, conditions, and provisions hereof shall inure to and shall bind the parties hereto, their respective successors-in-interest and assigns.
- E. No waiver of any term or condition of this Agreement shall be a continuing waiver thereof.
- F. This Agreement shall be amended only in writing signed by both parties.
- G. This Agreement constitutes the entire agreement of the parties and supersedes all other agreements, whether written or oral.

**IN WITNESS WHEREOF, DEVELOPER and DISTRICT** have caused this Agreement to be signed in their names and on their behalf by their duly authorized representatives.

**DEVELOPER:**

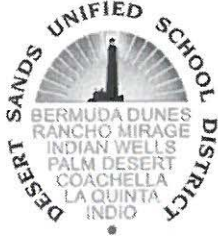
**DISTRICT:**

DESERT RECREATION DISTRICT  
OF RIVERSIDE COUNTY, CALIFORNIA

By: \_\_\_\_\_

By: \_\_\_\_\_  
KEVIN KALMAN, General Manager





# Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8515 • FAX: (760) 771-8522

March 10, 2015

Luis Lopez, Principal Planner  
Department of Community Development  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

## Request for Comments: Vista Del Agua Specific Plan Project

Dear Mr. Lopez,

This is in response to your request for input on the above referenced project and its effect on public schools.

All actions toward both commercial and residential development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

As you are aware, there is a school mitigation fee that is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely,

Patrick Cisneros  
Director,  
Facilities Services



South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

March 10, 2015

Luis Lopez, Development Services Director  
City of Coachella  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

**Notice of Preparation of a CEQA Document for the  
Vista Del Agua Specific Plan**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is



recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [Jwong1@aqmd.gov](mailto:Jwong1@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

RVC150303-06  
Control Number

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-017-2014-002

March 04, 2015

[VIA EMAIL TO: llopez@coachella.org]

City of Coachella

Mr. Luis Lopez

1515 Sixth Street

Coachella, CA 92236

**Re: Vista Del Agua**

Dear Mr. Luis Lopez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Vista Del Agua project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

\* Upon completion please send us a copy of the cultural resources study mentioned in the cultural resources mitigation measure section.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew

Archaeologist

Tribal Historic Preservation Office

AGUA CALIENTE BAND

OF CAHUILLA INDIANS

3401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264

T 760 699 6800 F 760 699 6928 WWW.AGUACALIENTE.NET 602





State of California - The Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Inland Deserts Region  
78-078 Country Club Drive, Ste. 109  
Bermuda Dunes, CA 92203  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**EDMUND G. BROWN JR., Governor**  
**CHARLTON H. BONHAM, Director**



March 26, 2015

Luis Lopez  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Subject: Notice of Preparation for the Vista Del Agua Specific Plan (SCH# 2015031003)

Dear Mr. Lopez

The California Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Notice of Preparation for the Notice of Preparation for the Vista Del Agua Specific Plan (SCH# 2015031003).

CVP Palm Springs, LLC, in affiliation with Strategic Land Partners, LLC is proposing to implement a residential, commercial, and open space development, with associated on-site and off-site infrastructure improvements for the Vista Del Agua Specific Plan (Project), an approximate 275.38-acre site located within the City of Coachella, in Riverside County. As presently proposed, the Project proponent is preparing a draft specific plan (Vista Del Agua Specific Plan No. 14-01) that would allow conversion of this property to a mixed-use development with residential, commercial, park, and open space uses. To accomplish this, the Project proponent will submit applications seeking approval from the City of Coachella for a general plan amendment, a change of zone, a specific plan, a tentative parcel map for the individual planning areas, a community facilities district to fund the required on-site and off-site infrastructure improvements (water, sewer, roadways, etc.) for the Project area, and a development agreement.

The proposed Project site is currently undeveloped, with numerous unimproved dirt access roads used primarily for agricultural activities in the area. Adjacent land uses consist of cropland and sparse, rural residential development to the south, east, and west, with I-10 at the Project's northernmost boundaries. The Mecca Hills are located 4-5 miles to the southeast. The Indio Hills are located 2-3 miles north of the Project site. The Coachella Canal is located directly adjacent to the northeast corner of the property.

### **Coachella Valley Multi-species Habitat Conservation Plan**

The project site lies within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP identifies conservation areas and potential habitat for a wide range of plant and animal species that occur on or in the vicinity of the proposed project site. The project site may lie within a conservation area under the CVMSHCP. The CVMSHCP allows a take authorization to a wide host of covered species listed in the plan. The proximity of the CVMSHCP Conservation Area to the proposed project is unknown at this time, however it may require that development



plans incorporate the CVMSHCP Land Use Adjacency Guidelines to avoid or minimize potential "edge effects."

### **Western Burrowing Owls**

The proposed Project site is located in potential habitat for the Western Burrowing Owl (*Athene cunicularia*). This species is designated a California Species of Special Concern. Section 15380 of the California Environmental Quality Act (CEQA) requires the lead agency to treat sensitive species as though they were listed, if the species meets the criteria for listing described in the section. The Department believes that the proposed project could further the decline of the above sensitive species. This species must be treated as though it were listed and appropriate avoidance, mitigation, and compensation for impacts need to be identified. Unavoidable impacts to the Western Burrowing Owl should be mitigated through acquisition and protection, in perpetuity, of high quality biological habitat. In addition, surveys and mitigation should be consistent with the 2012 Department Staff Report on Burrowing Owl Mitigation (link: <http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf>).

### **Streambed Alteration Agreement**

The CEQA document on p.39 states: "This wash was determined to be non-jurisdictional because it does not have an OHWM, does not have a defined bed, bank, or channel, and because it is not a relatively permanent water (RPW) feature, defined as a feature typically flowing year round or having continuous flow at least seasonally, which is typically three months. As a desert wash, it receives infrequent short duration surface flows from large storm events. Thus there will be no project related effects to potential jurisdictional waters. During high perception storm events, the unnamed wash acts as a route from the San Gorgonio Mountains to the San Gorgonio River."

The Department has direct authority under Fish and Game code §1600 et seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake.

The Department is emphasizing in comment letters on projects with impacts to lakes or streambeds, that alternatives and mitigation measures must be addressed in CEQA certified documents prior to submittal of an application of a Streambed Alteration Agreement (SAA). Any information which is supplied to the Department after the CEQA process is complete will not have been subject to the public review requirements of CEQA.

In order for the Department to process a SAA agreement, the CEQA-certified documents must include an analysis of the impacts of the proposed project on the lake or streambed, an analysis of the biological resources present on the site, copies of biological studies conducted on the site, biological survey methodology, and a discussion of any alternative, avoidance, or mitigation measures which will reduce the impacts of the proposed development to a level of insignificance. In addition, a

March 26, 2015

Page 3 of 3

discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts must be included in the CEQA - certified documents.

The Department believes that more information is needed to understand the distinction between temporary and permanent impacts of the project. This should include acreage of the areas impacted.

Thank you for the opportunity to comment on this document. If you have any questions please contact Mr. James Sheridan, Environmental Scientist, either via email at [James.Sheridan@wildlife.ca.gov](mailto:James.Sheridan@wildlife.ca.gov) or via phone at (760) 200-.9419

Sincerely,



Leslie MacNair  
Acting Regional Manager  
Inland Deserts Region

ec: Michael Flores, Senior Environmental Scientist, CDFW





# Coachella Valley Mosquito and Vector Control District

43-420 Trader Place • Indio, CA 92201 • (760) 342-8287 • Fax (760) 342-8110

• Toll Free 1-888-343-9399

E-mail: [CVmosquito@cvmvcd.org](mailto:CVmosquito@cvmvcd.org) • Website: [www.cvmvcd.org](http://www.cvmvcd.org)

March 27, 2015

## Board of Trustees

President  
DOUG WALKER  
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NICK NIGOSIAN  
Indian Wells

ROBERT COX  
La Quinta

VACANT  
Rancho Mirage

BRANKA B. LOTHROP, Ph. D.  
General Manager

To: Luis Lopez  
Development Services Director  
City of Coachella  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

Subject: Comments regarding Notice of Preparation of a Draft Environmental Impact Report for the Vista Del Agua Specific Plan

Dear Mr. Lopez,

Thank you for the opportunity to express the position of the Coachella Valley Mosquito and Vector Control District (hereafter, the District) regarding the Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Vista Del Agua Specific Plan.

The District is a non-enterprise independent special district accountable to the citizens of the Coachella Valley, charged with the protection of public health through the control of vectors and vector-borne diseases within its boundaries. We operate under the California Health and Safety Code Division 3, Sections 2000-2910 (known as the Mosquito Abatement and Vector Control District Law). Our activities include the prevention and control of mosquitoes, filth flies, eye gnats, and the red imported fire ant.

The project will result in an increase in storm water retention sites, which could provide additional habitat for larval mosquitoes. The location of the site is surrounded on three sides by agricultural areas, and this may result in an increased need for fly control. The irrigation of the property could increase the suitability of the land for red imported fire ants. The development of the property could result in an increase of the vector populations, and with the increase of the population of humans in the Coachella Valley, we anticipate that more people may be at risk of contracting vector-borne diseases.

There are a number of construction practices and landscaping designs that will reduce and potentially prevent the production of mosquitoes and red imported fire ants in the area. We look forward to working with you and Matthew Fagan Consulting Services to reduce these risks by advising on prevention strategies.



Sincerely,

A handwritten signature in blue ink, appearing to read "Jen A Henke". The signature is fluid and cursive, with the first name "Jen" and last name "Henke" clearly distinguishable.

Jennifer A. Henke, M.S.  
Environmental Biologist  
[jhenke@cvmvcd.org](mailto:jhenke@cvmvcd.org)

cc: Branka B. Lothrop, Ph.D., General Manager  
Jeremy Wittie, M.S., Scientific Operations Manager



Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

John P. Powell, Jr., President - Div. 3  
Peter Nelson, Vice President - Div. 4  
G. Patrick O'Dowd - Div. 1  
Ed Pack - Div. 2  
Cástulo R. Estrada - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

March 26, 2015

File: 1150.10  
0163.1

Mr. Luis Lopez, Director  
Development Services Department  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Notice of Preparation of a Draft Environmental Impact Report  
for Vista Del Agua Specific Plan

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Notice of Preparation of a Draft Environmental Impact Report for the Vista Del Agua Specific Plan in Coachella. CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of nearly 300,000 throughout the Coachella Valley.

At this time, CVWD submits the following comment regarding the proposed project:

Please refer to the previously-submitted and enclosed CVWD Development Review Letters dated October 12, 2010 and December 6, 2013 regarding the proposed project.

If you have any questions, please call Luke Stowe, Senior Environmental Specialist, at extension 2545.

Sincerely,

Steve Bigley  
Director of Environmental Services



Enclosures/8/as

LS: ms\Env Svcs\Env\2015\March\Coachella Vista del Agua.doc



Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Klotz, Vice President - Div. 1  
Ed Pack - Div. 2  
Peter Nelson - Div. 4  
Debi Livesay - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

December 6, 2013

File: 0163.1 - **With Backup**

~~1150.1~~ 1150.10  
Geo. 050828-2  
050828-3  
050828-4  
PZ 13-5024

Gabriel Perez  
Department of Building and Planning  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Dear Mr. Perez:

Subject: Pre-Application Review No. 13-01 (Vista Del Agua)

This letter supersedes our letter dated October 12, 2010, copy enclosed.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Plans for stormwater facilities shall be submitted to the Coachella Valley Water District (CVWD) for review.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the City of Coachella (City) to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided City with written confirmation that there is no interference. The USBR conflicts include but are not limited to Lateral 105.7, 105.7-0.2, Lateral 105.7-0.4 and Lateral 106.3.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request City to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the Private facilities and associated right-of-way and provide City with written confirmation that there is no interference. The Private conflicts include but are not limited to Tile drain Nos. 541 and 71.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. At the City's request, CVWD would consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can

SCANNED



December 6, 2013

physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

If CVWD drainage facilities are utilized for urban drainage, CVWD would need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for such purpose.

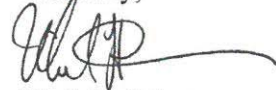
This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

This development lies within the City of Coachella's water service area boundary. The District and the City have signed a Memorandum of Understanding (MOU) to work together to ensure sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid.

The MOU also ensures that the two agencies coordinate on the review and approval of a Water Supply Assessment (WSA) for this development. The City is responsible for preparing and approving the WSA and shall submit the draft WSA to CVWD for review prior to approval. CVWD's review will ensure that the WSA incorporates the goals and objectives of the 2010 Coachella Valley Water Management Plan Update.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson  
Director of Engineering



Enclosure/1/as  
cc: See List

SL/ch/eng/sw/13/Pre-App Review 13-01

cc: Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica, MBA  
County of Riverside, Department of Environmental Health  
Land Use and Water Resources Program  
3880 North Lemon St., Suite 200  
Riverside, CA 92501

United Engineering Group  
3595 Inland Empire Boulevard, Suite 2200  
Ontario, CA 91764

SL/ch/eng/sw/13/Pre-App Review 13-01





Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
Franz W. De Klotz  
Russell Kitahara

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 12, 2010

File: 0163.1

Gabriel Perez  
Department of Building and Planning  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

Dear Mr. Perez:

**Subject: Pre-Application Review 10-04, Vista Del Agua**

This area is not within the boundaries of the stormwater unit of the Coachella Valley Water District (District).

The District requests the City of Coachella (City) require that the developer annex the area into the stormwater unit of the District. A copy of the annexation form is enclosed.

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a tentative tract map until utility clearances have been completed with the District. The USBR conflicts include but are not limited to Laterals 105.7, 105.7-0.2 and 105.7-0.4, 106.3.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a tentative tract map until utility clearances have been completed with the District. The Private conflicts include but are not limited to Tile Drain 341 and 71.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

18 **SCANNED**

Gabriel Perez  
City of Coachella

2

October 12, 2010

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

Nonpotable Colorado River water is available for use for cemeteries, parks, highway landscape areas, new industrial facilities and golf courses. The project may be required to use nonpotable water for such uses. The District may need additional facilities for the orderly expansion of its nonpotable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to the District for such purpose.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,

/s/ Mark L. Johnson

Mark L. Johnson  
Director of Engineering

Enclosure/1/as

cc: Mike Mistica  
County of Riverside, Dept of Environmental Health  
Water Engineering Section  
4080 North Lemon Street, 2nd floor  
Riverside, CA 92501

CVP Palm Springs, LLC  
145 E. Warm Springs Road  
Las Vegas, NV 89119

bc: Tommy Fowlkes  
Michael Schaefer

TD:ch/eng/sw, 10 OCT Pre-App Review, 10-04

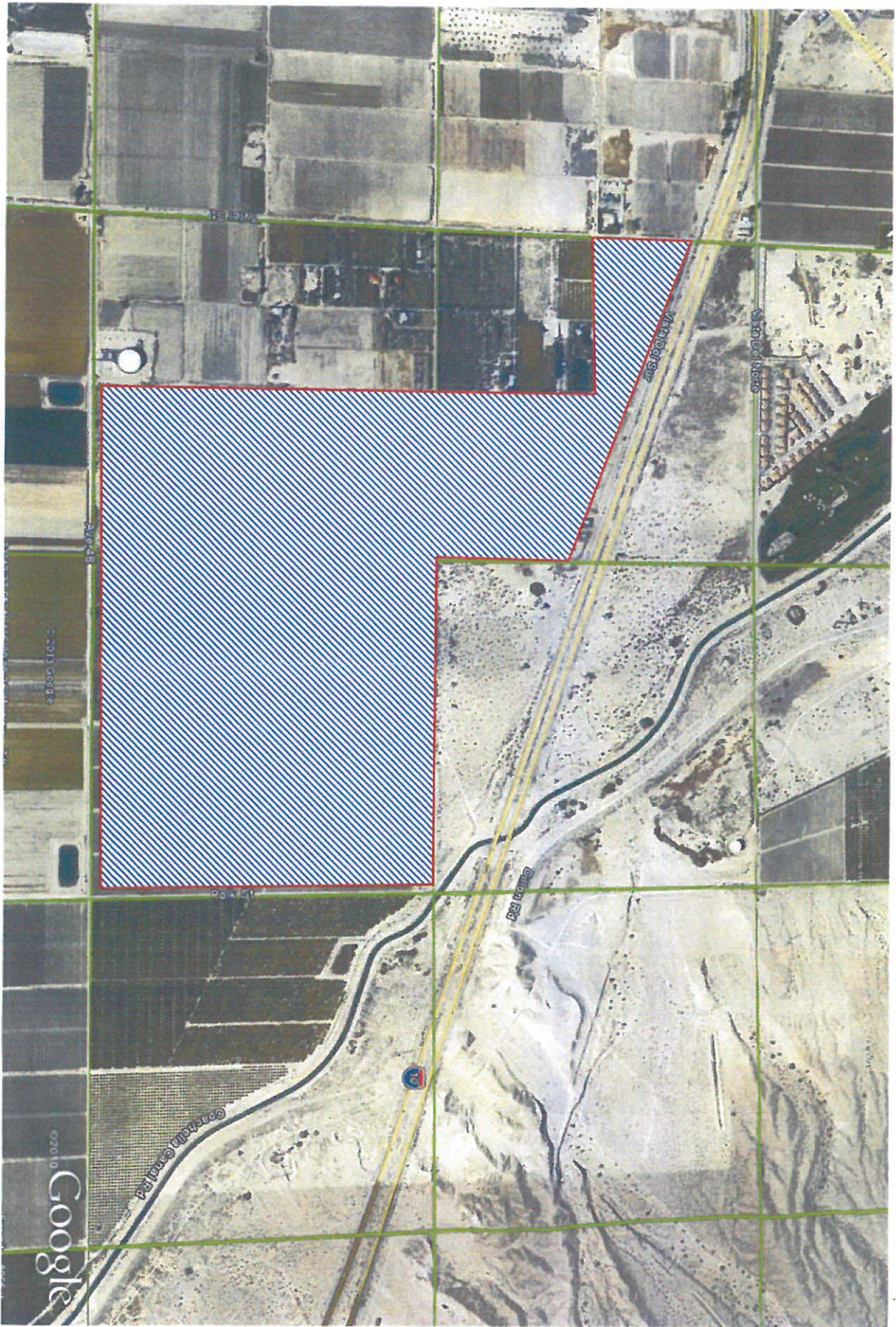
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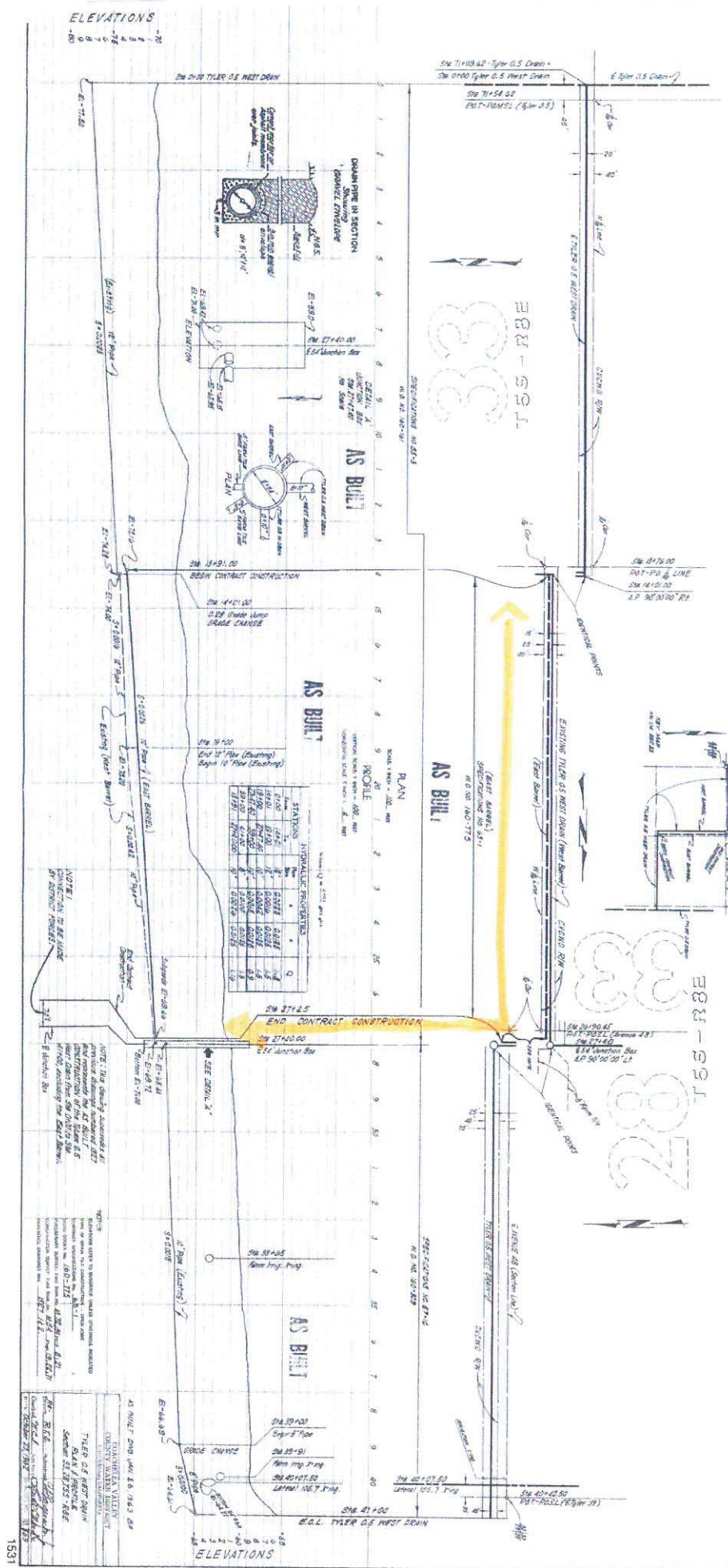
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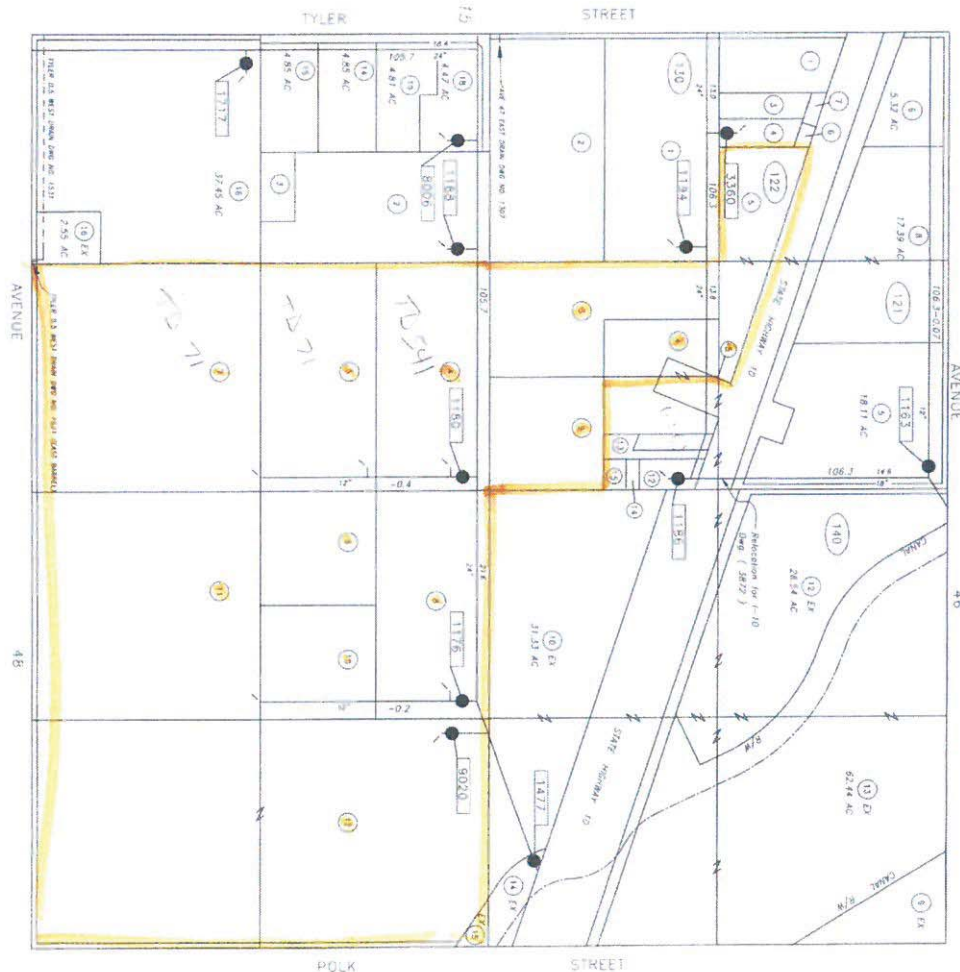






603-12

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5-B-28

# ASSESSOR'S PARCEL NUMBERS:

PARCEL 1: 603-150-006 AND 603-150-007  
 PARCEL 2: 603-150-010  
 PARCEL 3: 603-150-011  
 PARCEL 4: 603-150-012  
 PARCEL 5: 603-150-013  
 PARCEL 6: 603-150-014  
 PARCEL 7: 603-150-015  
 PARCEL 8: 603-150-016  
 PARCEL 9: 603-150-017  
 PARCEL 10: 603-150-018  
 PARCEL 11: 603-150-019

## LAND USE INFORMATION:

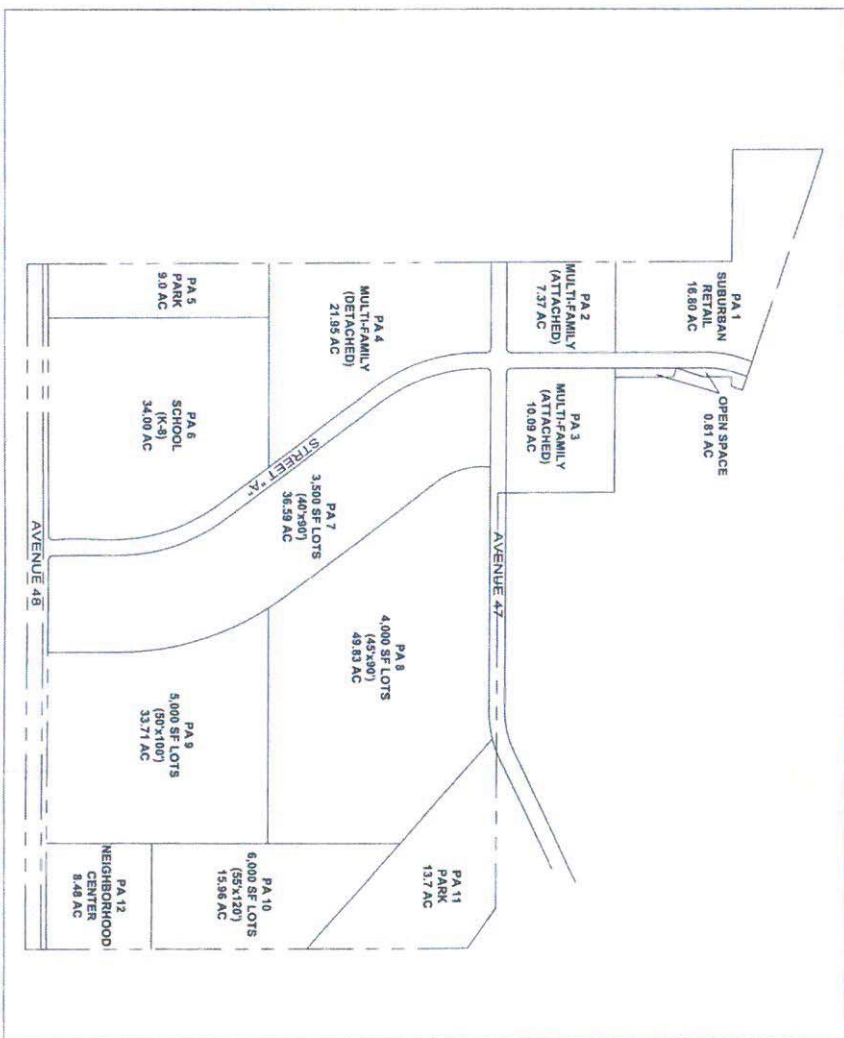
EXISTING ZONING: R-1 - RESIDENTIAL SINGLE FAMILY  
 PROPOSED ZONING: SPECIFIC PLAN  
 ADJACENT EXISTING LAND USE:  
 NORTH: 1-10 RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OPEN SPACE  
 SOUTH: C-1 - COMMERCIAL, INDUSTRIAL, OPEN SPACE  
 WEST: SHADOW AND SLOPE PLATE  
 EAST: A-1 - AGRICULTURAL TRANSITION

## VISTA DEL AGUA

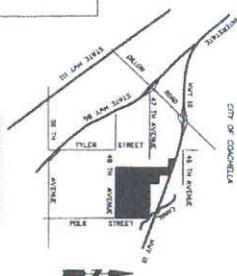
PARCEL	ACRES	LAND USE	EXISTING	PROPOSED
PA 1	18.80	RETAIL	18.80	18.80
PA 2	7.37	MULTI-FAMILY (ATTACHED)	7.37	7.37
PA 3	10.09	MULTI-FAMILY (ATTACHED)	10.09	10.09
PA 4	21.95	MULTI-FAMILY (DETACHED)	21.95	21.95
PA 5	9.00	PARK	9.00	9.00
PA 6	34.00	SCHOOL (K-5)	34.00	34.00
PA 7	35.59	3,500 SF LOTS (40'x50')	35.59	35.59
PA 8	48.83	4,000 SF LOTS (45'x90')	48.83	48.83
PA 9	33.71	5,000 SF LOTS (50'x100')	33.71	33.71
PA 10	15.96	6,000 SF LOTS (55'x120')	15.96	15.96
PA 11	13.7	PARK	13.7	13.7
PA 12	8.48	NEIGHBORHOOD CENTER	8.48	8.48
TOTAL	277.00			

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,  
**PRELIMINARY LAND USE PLAN**  
 BEING A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

UNITED ENGINEERING GROUP  
 NOVEMBER 2013



## VICINITY MAP



GRAPHIC SCALE: 1"=200'

## OWNER:

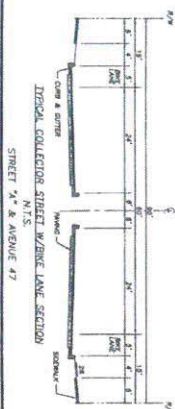
CV PAUL SPINALE, LLC  
 1405 N. 10TH STREET, SUITE 100  
 COACHELLA, CA 92301  
 PHONE: (951) 215-4870  
 FAX: (951) 215-4871

## APPLICANT:

STRATCO LAND SERVICES, LP  
 1405 N. 10TH STREET, SUITE 100  
 COACHELLA, CA 92301  
 PHONE: (951) 215-4870  
 FAX: (951) 215-4871

## ENGINEER:

UNITED ENGINEERING GROUP  
 3000 SAN JUAN DRIVE, SUITE 2200  
 COACHELLA, CA 92301  
 PHONE: (951) 448-8240  
 FAX: (951) 448-8401



## PRELIMINARY LAND USE PLAN

VISTA DEL AGUA  
 CITY OF COACHELLA, CA

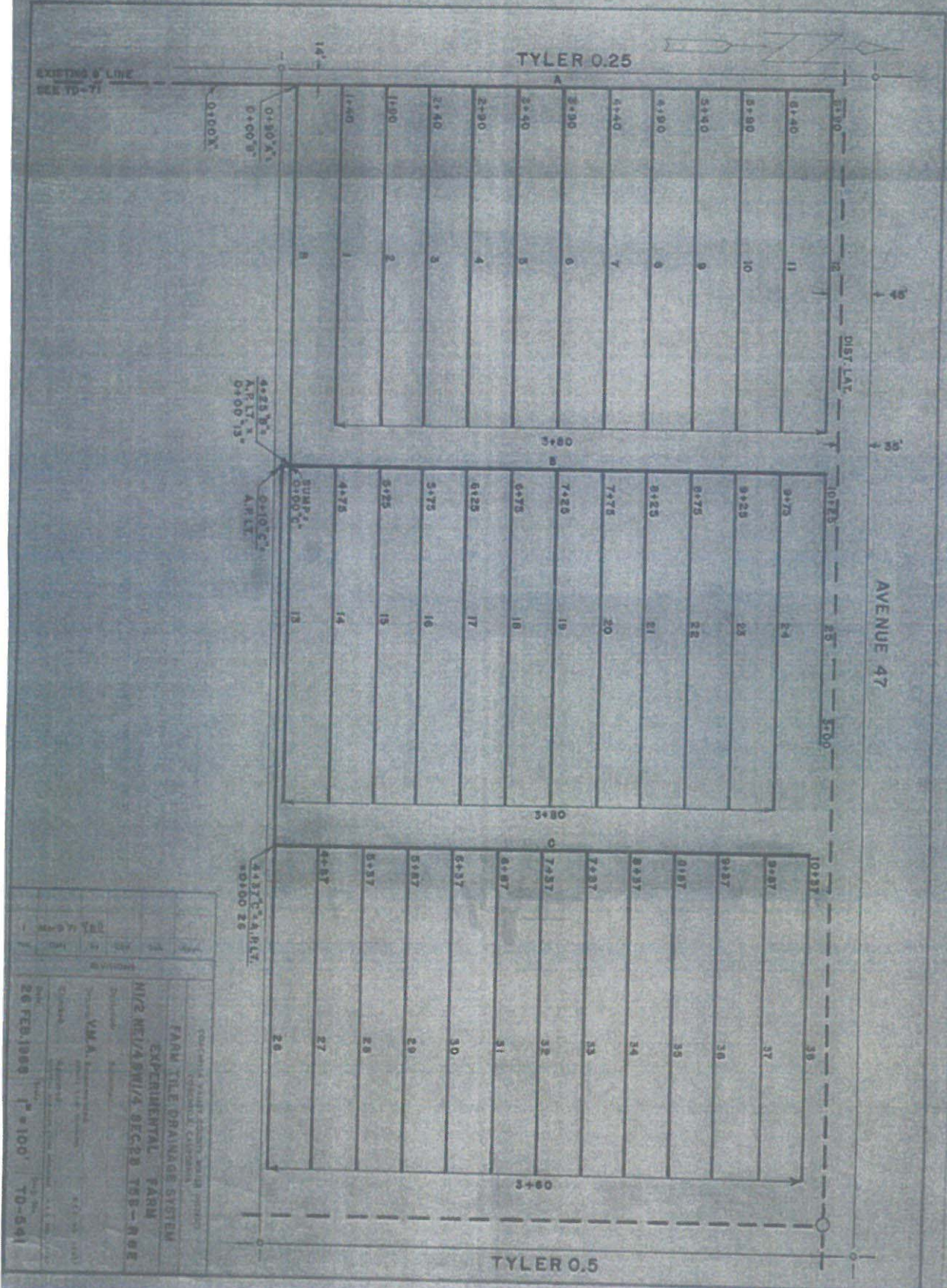
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3000 San Juan Drive, Suite 2200  
 Coachella, CA 92301  
 Phone: (951) 448-8240  
 Fax: (951) 448-8401  
 www.ueggroup.com

Sheet 1 of 1  
 PROJECT NUMBER  
 CA-30025









From: **Michael Coyne** mcoyne@coachella.org  
Subject: FW: Vista Del Agua  
Date: March 11, 2015 at 10:27 AM  
To: **Matthew Fagan** matthewfagan@roadrunner.com, **Angie Douvres** angie.douvres@verizon.net

---

**From:** Cultural [mailto:Cultural@pauma-nsn.gov]  
**Sent:** Tuesday, December 30, 2014 2:16 PM  
**To:** Michael Coyne  
**Cc:** Dixon, Patti; Jeremy Zagarella  
**Subject:** Vista Del Agua

Mr. Coyne,

The Pauma Band of Luiseno Indians has received your December 24 notice on the Vista Del Agua project. It appears that the project is on the west side of the All American Canal from the map you provided. At this time, Pauma will defer any knowledge of culturally related sites or resources to our sister Bands of Cahuilla.

Thank you for providing us with a notice of the project.

Chris Devers  
Cultural Clerk  
Pauma Band of Luiseno Indians





# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



*Juan C. Perez, P.E., T.E.*  
*Director of Transportation and  
Land Management*

### Transportation Department

*Patricia Romo, P.E.*  
*Assistant Director of Transportation*

March 31, 2015

City of Coachella  
Community Development Department  
Attn: Luis Lopez, Development Services Director  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

**RE: Notice of Preparation of a Draft Environmental Impact Report (EIR)  
for the Vista Del Agua Specific Plan**

Dear Mr. Lopez:

Thank you for the opportunity to comment on the Notice of Intent to Prepare (NOP) of a Draft Environmental Impact Report (EIR) for the Vista Del Agua Specific Plan.

The Riverside County Transportation Department (County) provides the following comments for the EIR to consider.

The traffic study for the proposed development should address potential impacts and mitigation measures on any Riverside County roadways in the area included in the Riverside County General Plan. In addition, the EIR shall analyze County intersections where the proposed project would add 50 or more peak hourly trips. Necessary improvements to mitigate project impacts shall be identified, and responsibility for the needed improvements shall be designated. County requests that Riverside County Traffic Study Guidelines be followed for the impact analysis for facilities within Riverside County. The most recent Traffic Study Guidelines can be found on the County website: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

The cumulative analysis shall include all approved and pending development projects within the County of Riverside that are located within one mile of the proposed development. Kevin Tsang in the Transportation Department should be contacted for information regarding cumulative projects in Riverside County ([ktsang@rctlma.org](mailto:ktsang@rctlma.org)).

City of Coachella  
March 31, 2015  
Page 2

Thank you again for the opportunity to review the NOP. We look forward to receiving the Draft EIR for the project. Please contact me at (951) 955-2016 with questions or comments.

Sincerely,

A handwritten signature in black ink that reads "Russell Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Russell Williams  
Development Review Manager

RUW:KKT:rg

cc: Juan C. Perez, Director of Transportation and Land Management  
Patricia Romo, Assistant Director of Transportation

From: **Michael Coyne** mcoyne@coachella.org  
Subject: VDA Tribal E-mail from 29 Palms  
Date: March 11, 2015 at 10:24 AM  
To: **Matthew Fagan** matthewfagan@roadrunner.com, **Angie Douvres** angie.douvres@verizon.net  
Cc: **Luis Lopez** llopez@coachella.org, mevens@pmcworld.com

-----Original Message-----

From: **Shawn Muir** [mailto:smuir@spotlight29.com]  
Sent: Tuesday, February 17, 2015 3:18 PM  
To: **Michael Coyne**  
Subject: Vista Del Agua Specific Plan

Good afternoon Mr. Coyne,

I was forwarded your letter from our Tribal Office in regard to Tribal Consultation for the Vista Del Agua project. I would like to request a copy of the Environmental Assessment and Environmental Impact Report for this project. Please let me know if you can make this information available, or the correct person to contact.

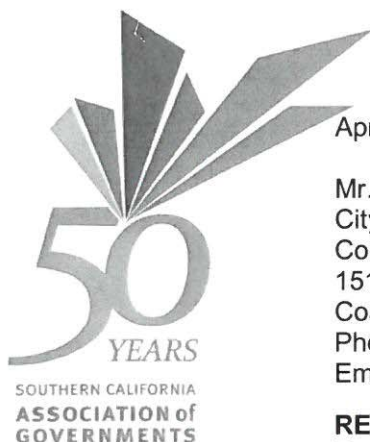
Thank you,

---

**Shawn Muir**  
Environmental Specialist

Twenty-Nine Palms Band of Mission Indians Tribal EPA  
47-250 Dillon Road  
Coachella, CA 92236  
Office (760) 398-6767 Fax (760) 398-0046 Mobile (760) 574-4588  
smuir@29palmsbomi-nsn.gov





April 2, 2015

Mr. Luis Lopez, Development Services Director  
City of Coachella  
Community Development Department  
1515 6<sup>th</sup> Street  
Coachella, California 92236  
Phone: (760) 398-3102  
Email: llopez@coachella.org

**RE: SCAG Comment on the Notice of Preparation of a Draft Environmental Impact Report for the Vista Del Agua Specific Plan [SCAG NO. IGR8389]**

Dear Mr. Lopez,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Vista Del Agua Specific Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.<sup>1</sup> Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Vista Del Agua Specific Plan in Riverside County. The proposed project includes up to 1,640 multi- and single-family residential units, 17.6 acres of commercial use, and 26.5 acres of open space development, with associated on-site and off-site infrastructure improvements, on a 275.38 acre site.

**When available, please send environmental documentation to SCAG's office in Los Angeles or by email to [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov) providing, at a minimum, the full public comment period for review.** If you have any questions regarding the attached comments, please contact Lijin Sun, Esq., Senior Regional Planner, at (213) 236-1882 or [sunl@scag.ca.gov](mailto:sunl@scag.ca.gov). Thank you.

Sincerely,

Ping Chang,  
Program Manager II, Land Use and Environmental Planning

<sup>1</sup> SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

**Main Office**

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

[www.scag.ca.gov](http://www.scag.ca.gov)

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Alan Wapner, San Bernardino  
Associated Governments

**COMMENTS ON THE NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
THE VISTA DEL AUGA SPECIFIC PLAN [SCAG NO. IGR8389]**

**CONSISTENCY WITH RTP/SCS**

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

**2012 RTP/SCS Goals**

The SCAG Regional Council adopted the 2012 RTP/SCS in April 2012. The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see <http://rtpscs.scag.ca.gov>). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

SCAG 2012 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and non-motorized transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies</i>

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:



SCAG 2012 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference
etc.	etc.

### RTP/SCS Strategies

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit <http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf> (Tables 4.3 – 4.7, beginning on page 152).

### Regional Growth Forecasts

At the time of this letter, the most recently adopted SCAG forecasts consists of the 2020 and 2035 RTP/SCS population, household and employment forecasts. To view them, please visit <http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf>. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		Adopted City of Coachella Forecasts	
	Year 2020	Year 2035	Year 2020	Year 2035
Population	19,663,000	22,091,000	70,200	128,700
Households	6,458,000	7,325,000	17,300	34,000
Employment	8,414,000	9,441,000	12,800	27,900

### MITIGATION

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: <http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf>

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects*. Appendix G can be accessed at: [http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR\\_AppendixG\\_ExampleMeasures.pdf](http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf)



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

March 2, 2015

To: Reviewing Agencies

Re: Vista Del Agua Specific Plan  
SCH# 2015031003

Attached for your review and comment is the Notice of Preparation (NOP) for the Vista Del Agua Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Luis Lopez  
City of Coachella  
1515 Sixth Street  
Coachella, CA 92236

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2015031003  
**Project Title** Vista Del Agua Specific Plan  
**Lead Agency** Coachella, City of

---

**Type** NOP Notice of Preparation

**Description** CVP Palm Springs, LLC, in affiliation with Strategic Land Partners, LLC is proposing to implement a residential, commercial, and open space development, with associated on-site and off-site infrastructure improvements for the Vista Del Agua Specific Plan (the "Project"), an approximate 275.38-acre site located within the City of Coachella, in Riverside County. As presently proposed the Project proponent is preparing a draft specific plan (Vista Del Agua Specific Plan No. 14-01), that would allow conversion of this property to a mixed use development with residential, commercial, park, and open space uses. To accomplish this, the Project proponent will submit applications seeking approval from the City for a general plan amendment, a change of zone, a specific plan, a tentative parcel map for the individual planning areas, a community facilities district to fund the required on-site and off-site infrastructure improvements (water, sewer, roadways, etc.) for the Project area, and a development agreement.

---

**Lead Agency Contact**

<b>Name</b>	Luis Lopez	
<b>Agency</b>	City of Coachella	
<b>Phone</b>	760-398-3102	<b>Fax</b>
<b>email</b>		
<b>Address</b>	1515 Sixth Street	
<b>City</b>	Coachella	<b>State</b> CA <b>Zip</b> 92236

---

**Project Location**

<b>County</b>	Riverside			
<b>City</b>	Coachella			
<b>Region</b>				
<b>Cross Streets</b>	Avenue 48 and Polk Street			
<b>Lat / Long</b>	33° 42' 14.55" N / 116° 9' 28" W			
<b>Parcel No.</b>	Various			
<b>Township</b>	5S	<b>Range</b>	8E	<b>Section</b>
				<b>Base</b> SBBM

---

**Proximity to:**

<b>Highways</b>	I-10
<b>Airports</b>	
<b>Railways</b>	Southern Pacific
<b>Waterways</b>	Coachella Storm Water Channel and All American Canal
<b>Schools</b>	
<b>Land Use</b>	Project site is currently undeveloped, with numerous unimproved dirt roads from use of agricultural activities in the area, trails from off-road recreational vehicles and paintball activities.

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Water Resources; Department of Fish and Wildlife, Region 6 (Inyo & Mono Region); Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 8; Air Resources Board; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 7

Note: Blanks in data fields result from insufficient information provided by lead agency.

**Document Details Report  
State Clearinghouse Data Base**

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*Date Received* 03/02/2015

*Start of Review* 03/02/2015

*End of Review* 04/01/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.



# NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

2015031003

SCH#: \_\_\_\_\_

## Project Title:

Lead Agency: City of Coachella  
Mailing Address: 1515 6<sup>th</sup> Street  
City: Coachella Zip: 92236

Contact Person: Luis Lopez, Community Development Dir.  
Phone: 760.398.3102 E-mail: llopez@coachella.org  
County: Riverside

## Project Location

County: Riverside City/Community: Coachella Zip Code: 92236  
Cross Streets: Avenue 48 and Polk Street  
Assessor's Parcel No(s): 603-150-004, 603-150-005, 603-150-007, 603-150-009, 603-150-010, 603-150-011, 603-150-012, 603-150-008, 603-130-004, 603-130-003, 605-130-009, and 603-122-005 Section: 28 Twp: 5S Range: 8E Base: SBBM  
Latitude/Longitude: 33°42'14.55"N/ 116° 9'28.00"W Total Acres: 275.38  
Within 2 miles: State Hwy#: I-10 Waterways: Coachella Storm Water Channel and the All American Canal  
Airports: N/A Railways: Southern Pacific Schools: N/A

## Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ Other: ☐ Joint Document  
☐ Early Cons ☐ Supplemental EIR ☐ EA ☐ Final Document  
☐ Neg Dec ☐ Subsequent EIR ☐ 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 Community Facilities District

## Development Type:

☒ Residential: Units 1,640 Acres 216\* ☐ Transportation: Type \_\_\_\_\_  
☐ Office: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☒ Commercial: Sq.Ft 281,000 Acres 26 Employees TBD ☐ Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
☐ Industrial: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Waste Management: Type \_\_\_\_\_  
☐ Educational: \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Recreational: Open Space/Trails 26.5 acres ☐ Other: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

## Project Issues That May Have A Significant or Potentially Significant Impact

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

## Present Land Use/Zoning/General Plan Designation:

Present Land Use: The Project site is currently undeveloped, with numerous unimproved dirt roads from use of agricultural activities in the area, trails from off-road recreational vehicles and paint ball activities.



Current Zoning: Manufacturing Services (M-S), Residential Single Family (R-S), and General Commercial (C-G).

General Plan Designation: Specific Plan (SP).

**Project Description (use separate sheet if necessary):** See attached sheet.

**Reviewing Agencies Checklist**

(Recommend Clearinghouse distribution by checking appropriate boxes)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                           | <input type="checkbox"/> Office of Emergency Services                       |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol        | <input type="checkbox"/> Office of Historic Preservation                    |
| <input checked="" type="checkbox"/> Caltrans District # 8                         | <input type="checkbox"/> Parks & Recreation                                 |
| <input type="checkbox"/> Caltrans Division of Aeronautics                         | <input type="checkbox"/> Pesticide Regulation, Department of                |
| <input type="checkbox"/> Caltrans Planning  | <input type="checkbox"/> Public Utilities Commission                        |
| <input checked="" type="checkbox"/> Coachella Valley Mountains Conservancy        | <input type="checkbox"/> Reclamation Board                                  |
| <input type="checkbox"/> Coastal Conservancy                                      | <input checked="" type="checkbox"/> Regional WQCB # 7 (Colorado River)      |
| <input checked="" type="checkbox"/> Colorado River Board Commission               | <input type="checkbox"/> Resources Agency                                   |
| <input type="checkbox"/> Conservation, Department of                              | <input type="checkbox"/> S.F. Bay Conservation & Development Commission     |
| <input type="checkbox"/> Corrections, Department of                               | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains |
| <input type="checkbox"/> Delta Protection Commission                              | <input type="checkbox"/> Conservancy  |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> San Joaquin River Conservancy                      |
| <input type="checkbox"/> Energy Commission  | <input type="checkbox"/> Santa Monica Mountains Conservancy                 |
| <input type="checkbox"/> Fish & Game Region # _____                               | <input type="checkbox"/> State Lands Commission                             |
| <input type="checkbox"/> Food & Agriculture, Department of                        | <input type="checkbox"/> SWRCB: Clean Water Grants                          |
| <input type="checkbox"/> Forestry & Fire Protection                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                    |
| <input type="checkbox"/> General Services, Department of                          | <input type="checkbox"/> SWRCB: Water Rights                                |
| <input type="checkbox"/> Office of Historic Preservation                          | <input type="checkbox"/> Tahoe Regional Planning Agency                     |
| <input type="checkbox"/> Health Services, Department of                           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Housing and Community Development                        | <input type="checkbox"/> Water Resources, Department of                     |
| <input type="checkbox"/> Integrated Waste Management Board                        | <input type="checkbox"/> Other: _____                                       |
| <input checked="" type="checkbox"/> Native American Heritage Commission           | <input type="checkbox"/> Other: _____                                       |

Public Review Period:

Starting Date: March 2, 2015

Ending Date: April 2, 2015

**Lead Agency:** City of Coachella Planning Department

Consulting Firm Matthew Fagan Consulting Services

Address: 42011 Avenida Vista Ladera

City/State/Zip: Temecula, CA 92591

Contact: Matthew Fagan

Phone: 951.265.5428

**Applicant:** CVP Palm Springs, LLC

Address: 145 E. Warm Springs Road

City/State/Zip: Las Vegas, NV 89119

Phone: 858.699.7440

**In affiliation with:**

Strategic Land Partners, LLC

Address: 12671 High Bluff Drive, Suite 150

City/State/Zip: San Diego, CA 92130

Phone: 858.523.0761

Signature of the Lead Agency Representative: \_\_\_\_\_

Date: 2/25/15

**Envelopes to:** State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

**Certified or Fed Ex packages to:** State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814

Revised: 6/12/07

Y:\Planning Master Forms\CEQA Forms\NOC Forms\NOC and Environmental Transmittal Form.doc



2015031003

## Regional Water Quality Control Board (RWQCB)

Board (RWQCB)

**RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)

**RWQCB 2**  
Environmental Document  
Coordinator

RWQCB 3  
Central Coast Region (3)RWQCB 4  
Teresa Rodgers

**RWQCB 5S**

RWQCB 5F

**DISCOVERED**

Central Valley Region ( )  
Redding Branch Office

RWQCB 6V  
Lahontan Region (6)

**RWQCB 7**  
Colorado River Basin Decision (Z)

☐ RWOCR 9

Santa Ana Region (8)

San Diego Region (9)

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**Other**

1000

Conspiracy

Regional Water Quality Control Board (RWQCB)

RWQCB 1

Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document

☐ San Francisco Bay Region (2)

**RWQCB 4**  
Teresa Rodgers

Los Angeles Region (4)

RWQCB 55  
Central Valley Region (5)RWQCB 5F  
Central Valley Region (

Central Valley Region  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (

Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V

Lahontan Region (6)  
Victorville Branch Office

**RWQCB 7**  
Colorado River Basin Decision (7)

RWQCB 8  
Colorado River Basin Region (7)

**Santa Ana Region (8)**

RWQCB 9  
San Diego Region (9)

Other \_\_\_\_\_

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1501

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Conservancy

Last Updated 10/13/2014

Last Updated 10/10/2014

Last Updated: 10/15/2014

**APPENDIX 8.3**

**SCOPING SESSION POWERPOINT  
PRESENTATION**





# Scoping Meeting for Vista Del Agua Project Environmental Impact Report

March 12, 2015

# Agenda

- Welcome and Introductions
- What is CEQA
- Purpose of CEQA Scoping Meeting
- Project Setting/Description
- Potential Environmental Impacts
- CEQA Review Schedule and Commenting
- Contact Information
- Questions and Answers

# Welcome and Introductions

- ❑ City of Coachella
  - Luis Lopez, Development Services Director
  - Mathew Evans, Contract Planner
- ❑ Strategic Land Partners, LLC
  - Jim Kozak, President
- ❑ United Engineering Group
  - Beau Cooper
- ❑ Matthew Fagan Consulting Services
  - Matthew Fagan, EIR Consultant



# What is CEQA? California Environmental Quality Act

- ❑ 1970 State of California environmental law
- ❑ Purpose of CEQA
  - Provide information about environmental consequences of actions
  - Evaluate the Project's anticipated physical environmental effects
  - Provide opportunity to comment on environmental issues
  - Obligation to avoid or reduce harm to the environment when feasible ("mitigation")

# Purpose of the Notice of Preparation (NOP)

- ❑ Formally begins environmental review process
- ❑ Indicates to community that an Environmental Impact Report (EIR) will be prepared
- ❑ Solicits community input regarding issues and concerns to be discussed in the EIR

# Purpose of CEQA Scoping Meeting

- ❑ Receive additional input from public and interested agencies on the environmental issues that the Draft EIR should address
- ❑ Enhance public participation as part of the Project's review under CEQA
- ❑ Today's meeting is NOT intended as a forum to discuss the merits of the proposed Project
- ❑ Merits of the Project have and continue to be discussed at other public forums



# What is an Environmental Impact Report (EIR)

- ❑ Informational document based on facts
- ❑ Studies are prepared and conclusions of significance made in accordance with CEQA Guidelines
- ❑ Non-biased approach that neither supports nor opposes Project

# EIR Steps

- Notice of Preparation
- 30-Day Notice of Preparation Comment Period
- Public Scoping Meeting
- Preparation of Draft EIR
- 45-Day Public Comment Period
- Preparation of Response to Comments & Final EIR
- 10-Day Final EIR Review
- Public Hearing Process
- Certification of Final EIR
- Adoption of Findings of Fact
- Adoption of Mitigation Monitoring & Reporting Program

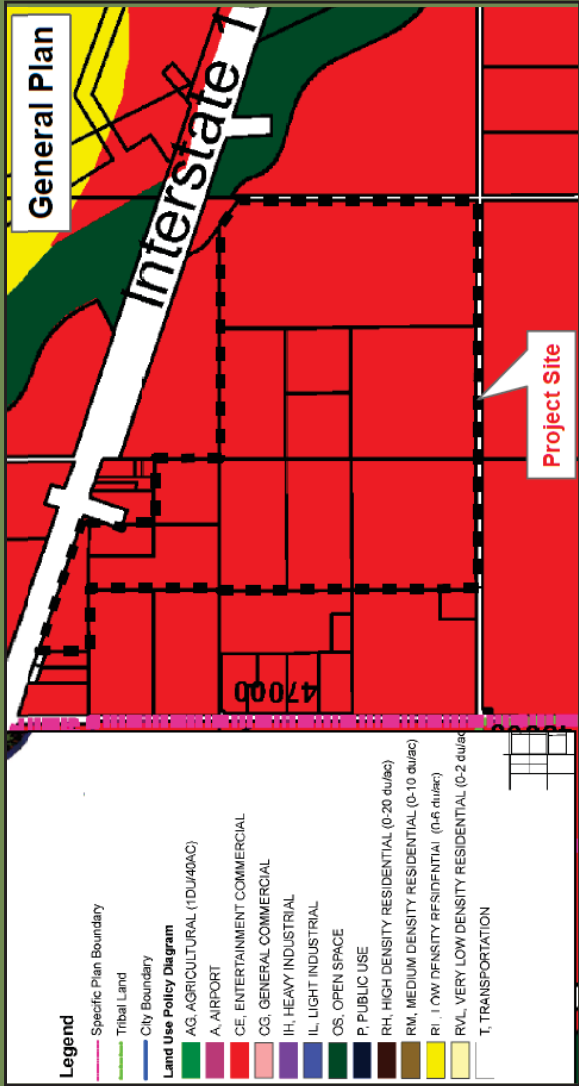
# Project Roles and Responsibilities

- CEQA Lead Agency: City of Coachella
- EIR Consultant: Matthew Fagan Consulting Services



The map displays the project site, which is a rectangular area outlined in red with a dashed border. This site is situated in the Coachella Valley, near the intersection of Interstate 10 (I-10) and California State Route 86 (CA-86). The map includes several major roads: I-10 running north-south, CA-86 running east-west, and CA-86 Spur N and CA-86 Spur S running north-south. Other roads shown include 50th Ave, 52nd Ave, Harrison St, Jackson St, and Airport Blvd. The map also indicates the location of the Coachella Valley Indian Reservation and the Coachella Valley Water District. A north arrow is located in the top right corner of the map.

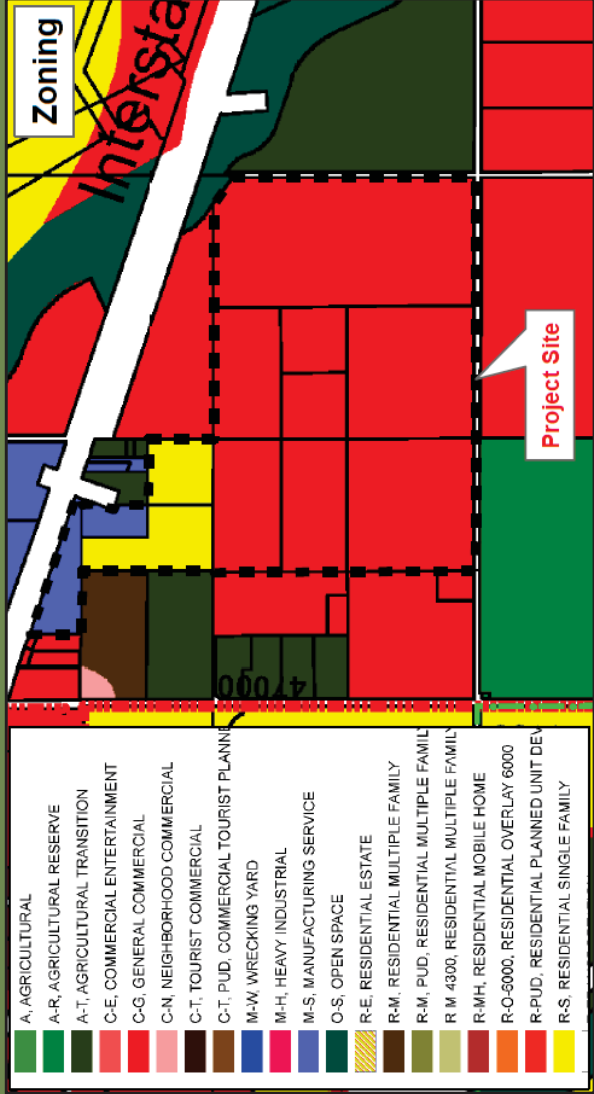
# General Plan Amendment and Change of Zone



The existing General Plan Land Use designations are identified as Suburban Retail District, Urban, General, and Suburban Neighborhood, and Neighborhood Center for the Project site .

The existing zoning classifications include C-G (General Commercial), R-S (Single-Family Residential), M-S (Manufacturing Service) and A-T (Agricultural Transition).

The proposed amendments will rezone the Project site to the zoning classifications proposed within the Vista Del Agua Specific Plan which include residential, commercial, and open space uses.

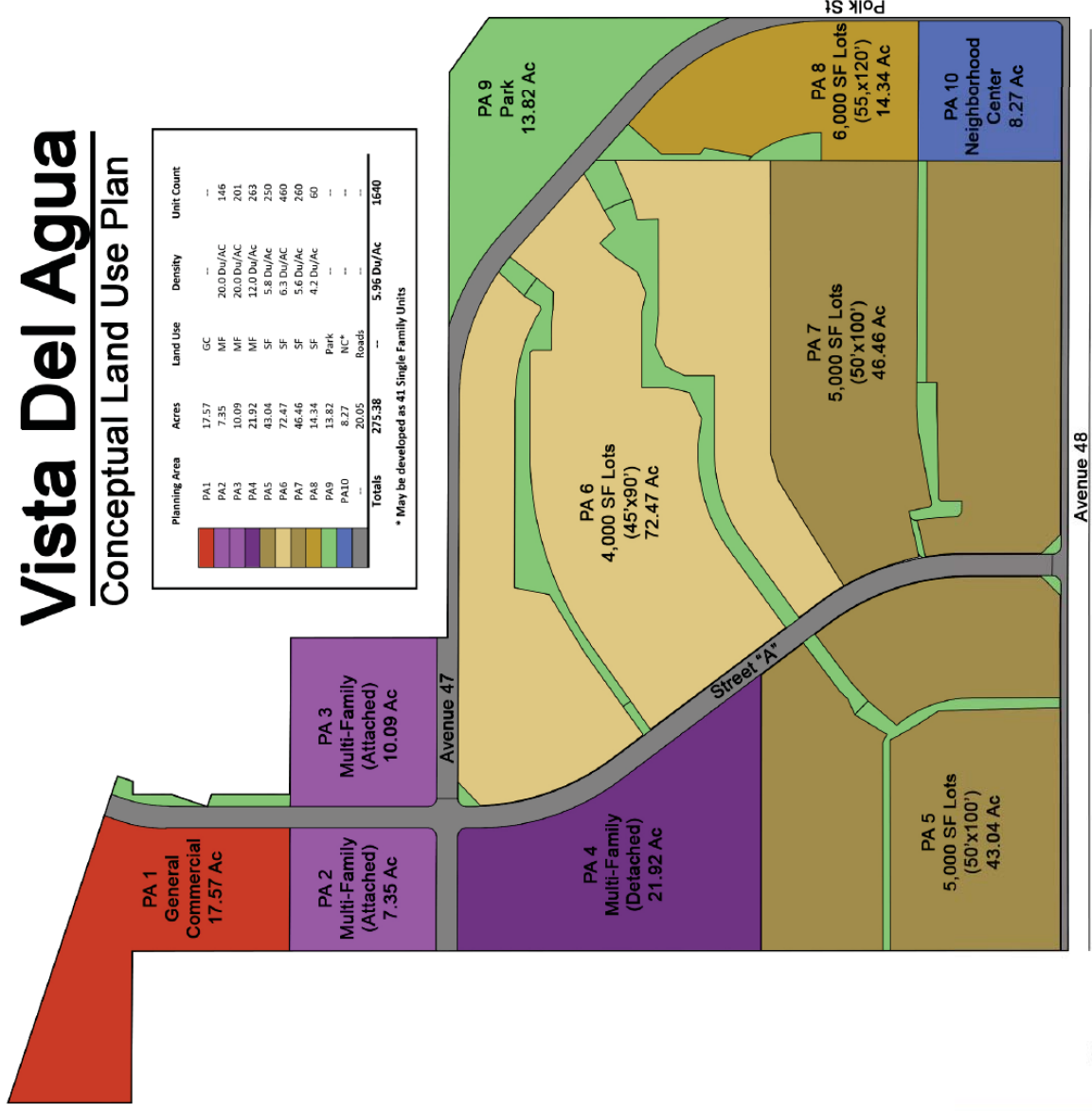


# Specific Plan

## Vista Del Agua Conceptual Land Use Plan

Planning Area	Acres	Land Use	Density	Unit Count
PA1	17.57	GC	--	--
PA2	7.35	MF	20.0 Du/Ac	146
PA3	10.09	MF	20.0 Du/Ac	201
PA4	21.92	MF	12.0 Du/Ac	263
PA5	43.04	SF	5.8 Du/Ac	250
PA6	72.47	SF	6.3 Du/Ac	460
PA7	46.46	SF	5.6 Du/Ac	260
PA8	14.34	SF	4.2 Du/Ac	60
PA9	13.82	Park	--	--
PA10	8.27	NC*	--	--
--	20.05	Roads	--	--
Totals	275.38	--	5.96 Du/Ac	1640

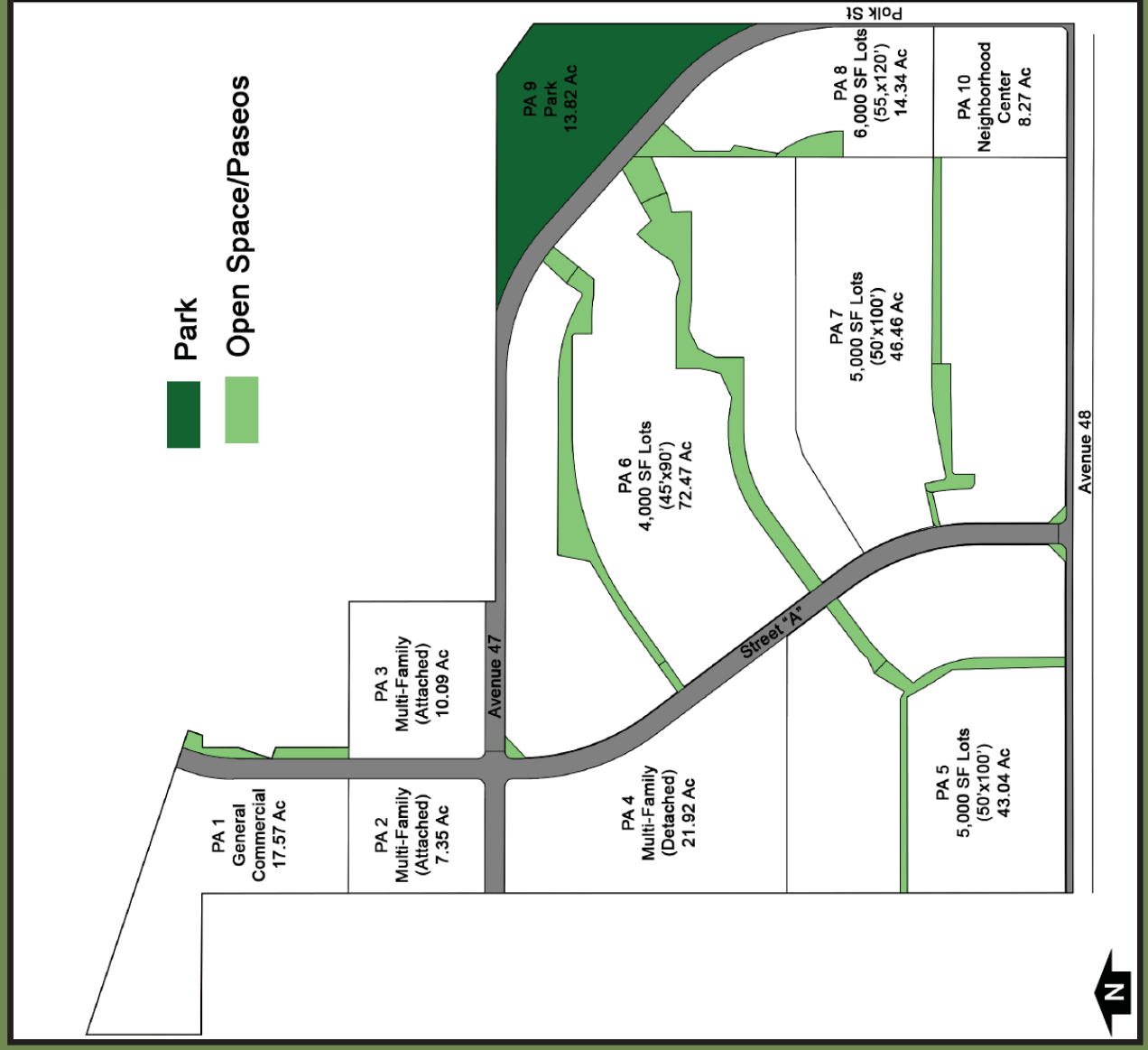
\* May be developed as 41 Single Family Units



Planning Area	Acres	Land Use	Density	Unit Count
PA1	17.57	GC	--	--
PA2	7.35	MF	20.0 Du/Ac	146
PA3	10.09	MF	20.0 Du/Ac	201
PA4	21.92	MF	12.0 Du/Ac	263
PA5	43.04	SF	5.8 Du/Ac	250
PA6	72.47	SF	6.3 Du/Ac	460
PA7	46.46	SF	5.6 Du/Ac	260
PA8	14.34	SF	4.2 Du/Ac	60
PA9	13.82	Park	--	--
PA10	8.27	NC*	--	--
--	20.05	Roads	--	--
Totals	275.38	--	5.96 Du/Ac	1640

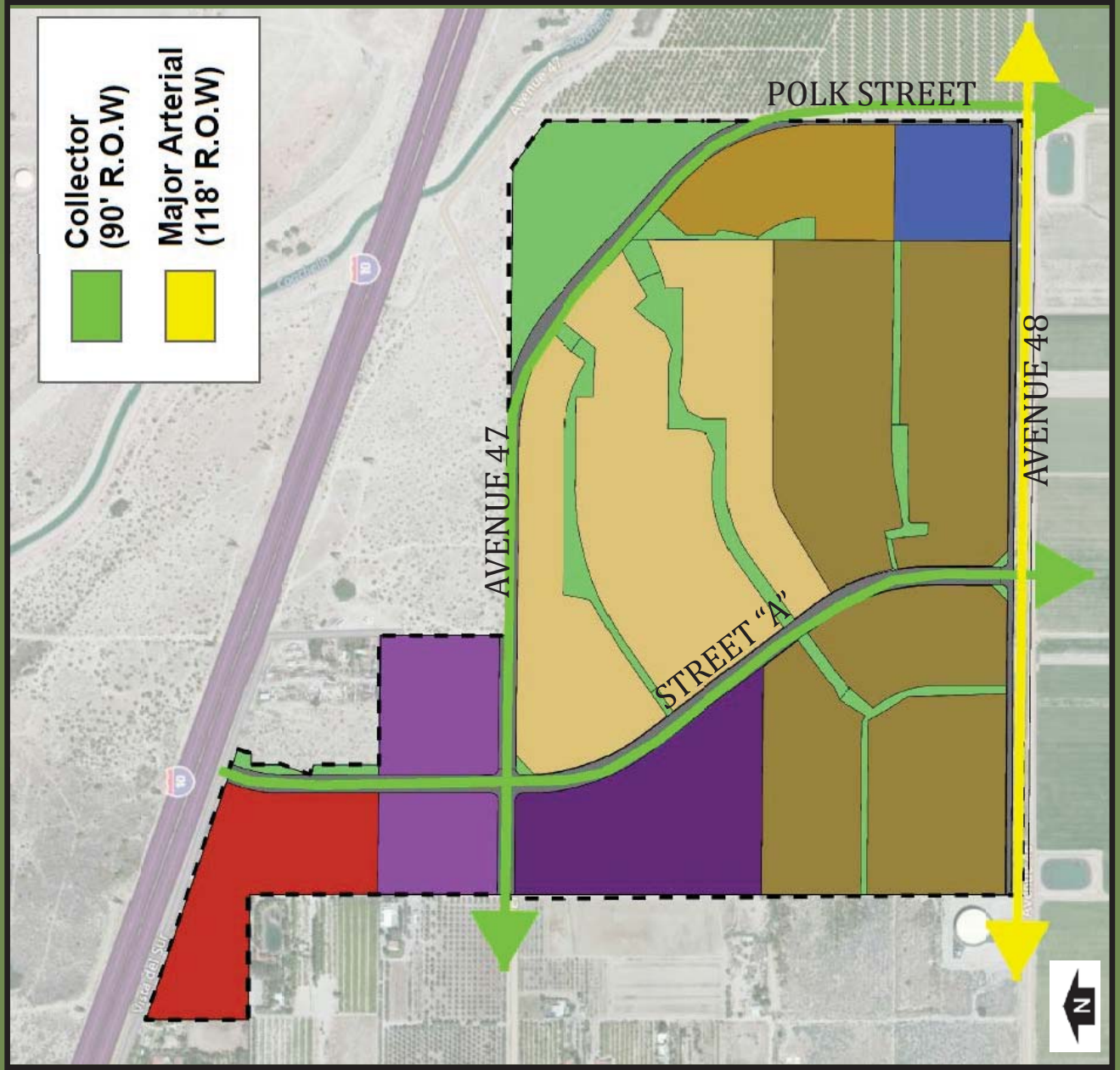
\* May be developed as 41 Single Family Units

# Open Space

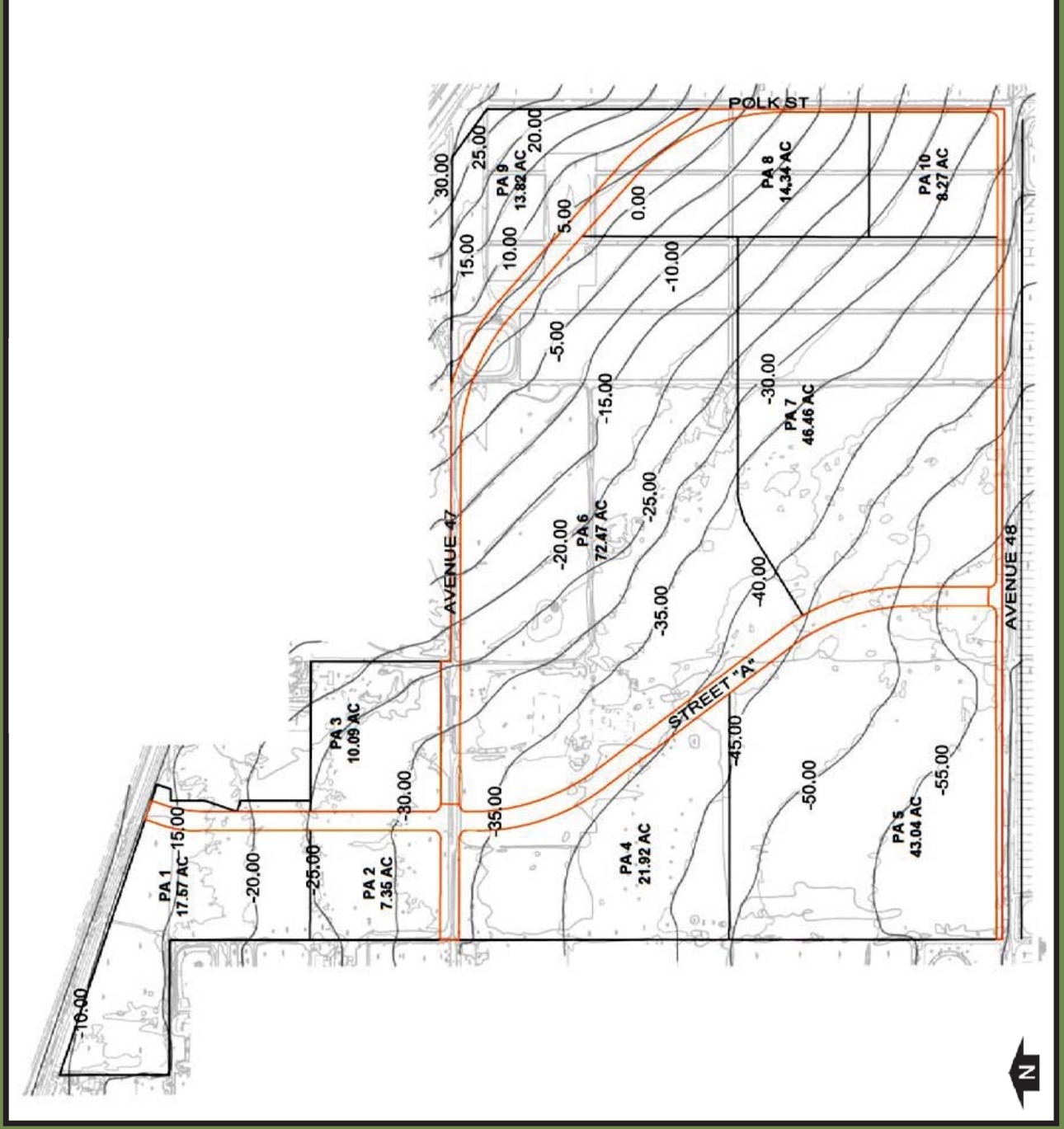




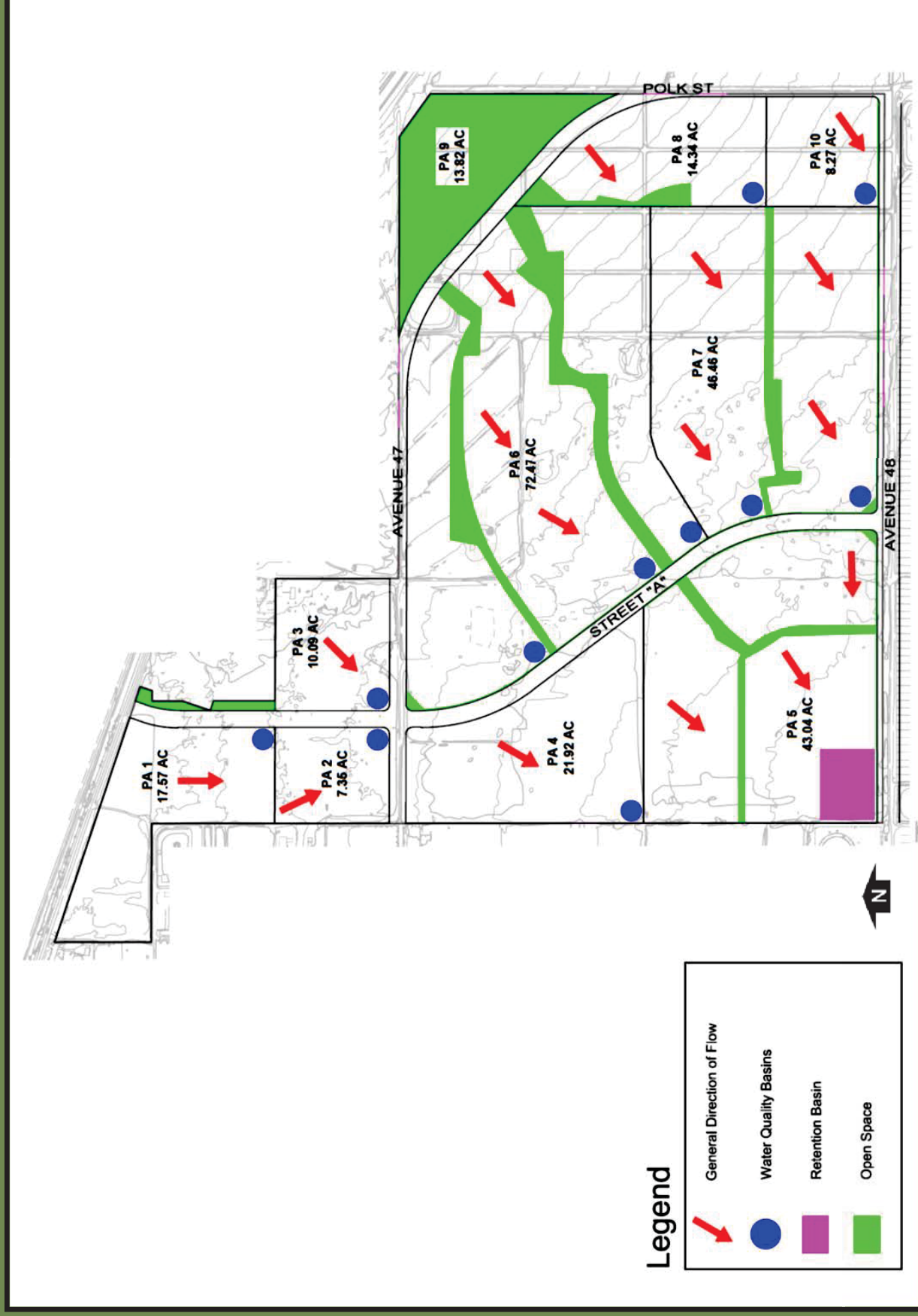
# Circulation



# Grading

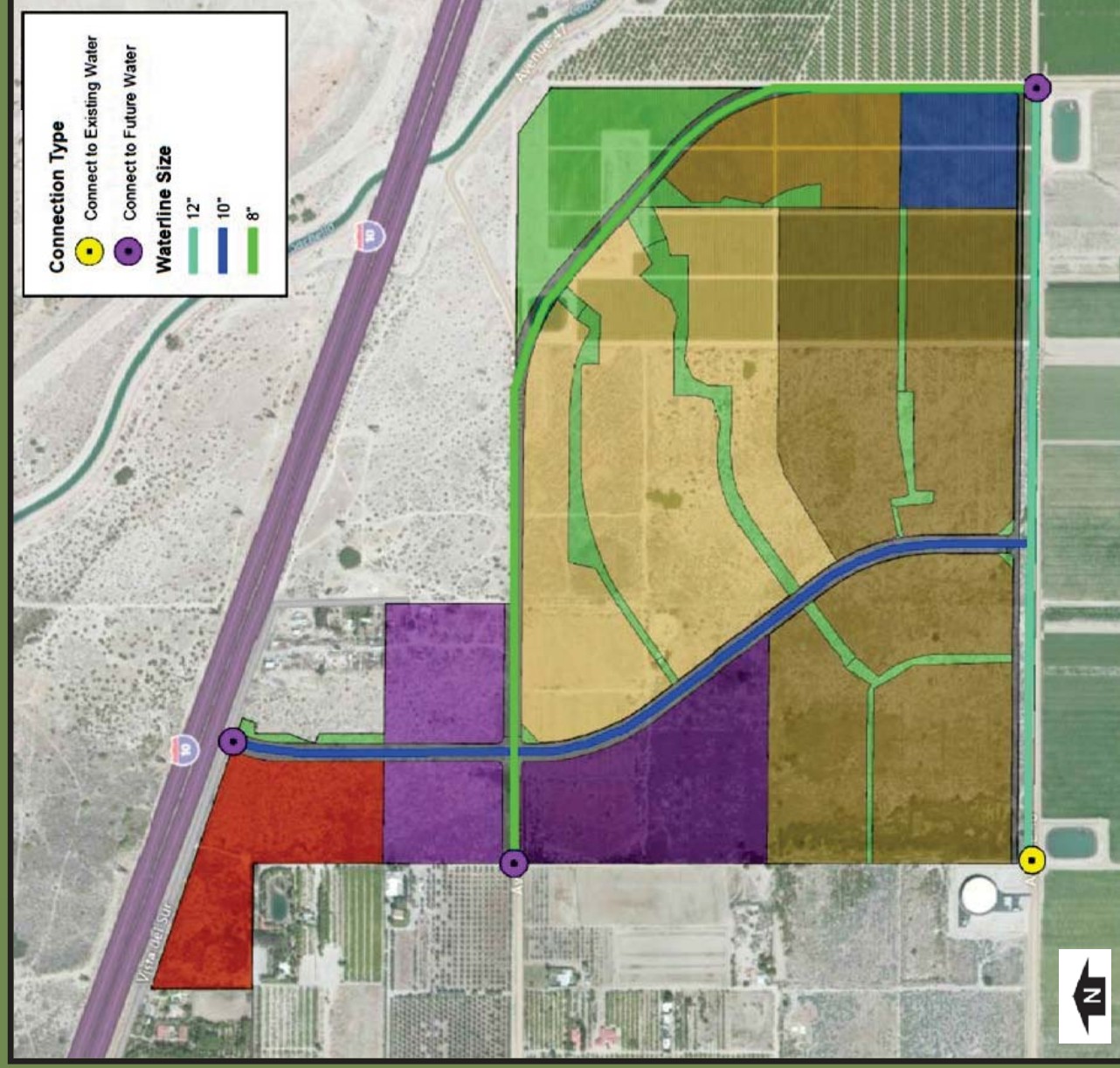


# Drainage/Hydrology/Water Quality



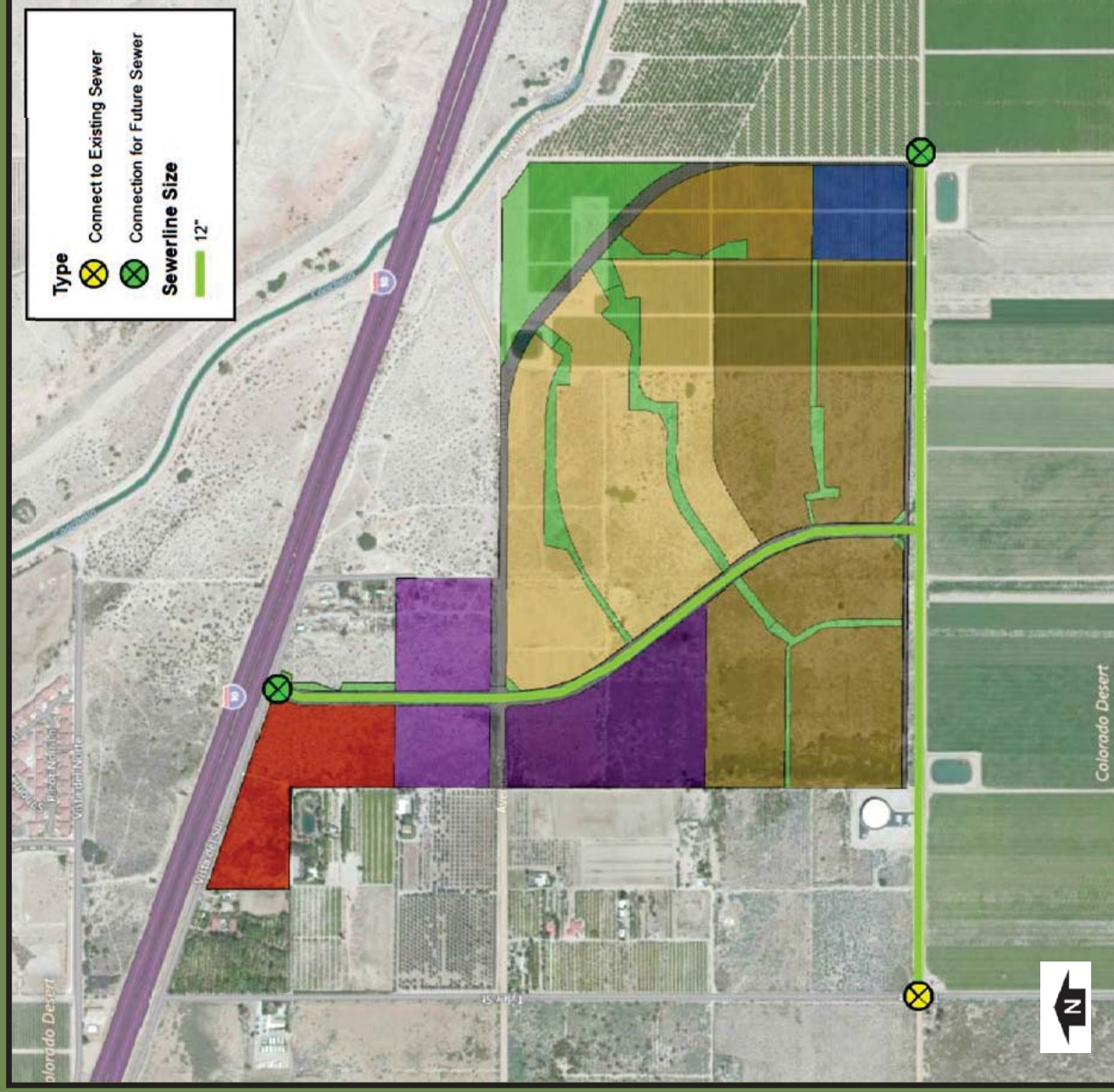


# Master Water Plan





# Master Sewer Plan



## Tentative Parcel Map No. 36872

Tentative Parcel Map No. 36872 is for the purpose of phasing and financing the infrastructure improvements required for the Project. While the precise design of this map is not specifically known at this time, the following assumptions will be utilized for the purposed of this EIR:

- ❑ The map boundary will be consistent with that of the Specific Plan;
- ❑ The map will be consistent with the City's General Plan;
- ❑ The map will conform to the requirements of Title 16 – Subdivisions, of the City's Municipal Code; and
- ❑ The map will conform to any and all other applicable City Ordinances.

## Development Agreement

Pursuant to Government Code Section 65864-65869.5, the Project proponent may enter into a Development Agreement (DA) with the City to obtain assurances for the Project that, upon approval of the Project, the applicant may proceed with the Project in accordance with existing policies, rules and regulations, and subject to conditions of approval.



# Potential Environmental Impacts

Based on potential significant environmental impacts, an EIR will be prepared to further evaluate identified issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems



# Analysis of Draft EIR

- ❑ Thresholds-based Analysis
  - CEQA significance thresholds
- ❑ Short-term Impacts
  - Construction
- ❑ Long-term Impacts
  - Operational
- ❑ Cumulative Impacts
- ❑ Project Alternatives

## How Do I Make Comments on this EIR?

- ❑ Participate in the discussion this afternoon
- ❑ Please limit comments to environmental issues to be analyzed in the EIR
- ❑ Send in written comments on the Notice of Preparation (NOP) no later than April 2, 2015
- ❑ Review Draft EIR when published and provide comments during 45-day review period (dates to be determined)
- ❑ Comment at Planning Commission and City Council Meetings (dates to be determined)

## Contact Information

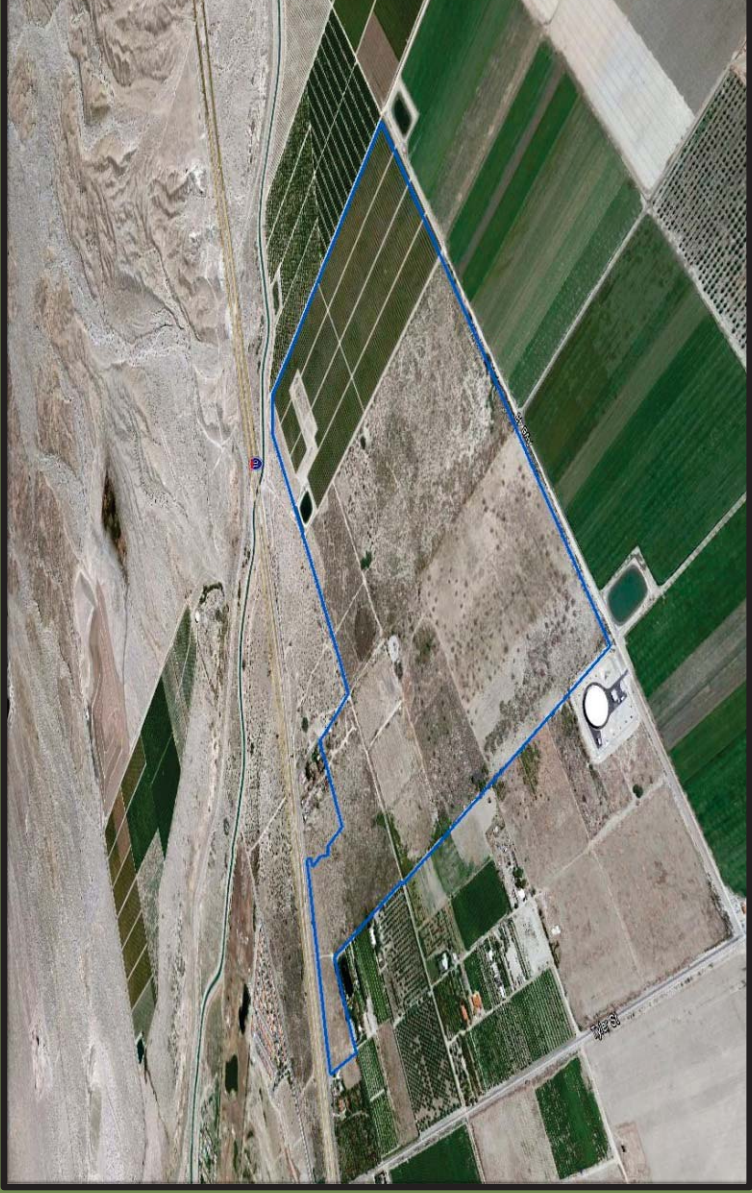
- ❑ Please mail or e-mail comments to:

City of Coachella  
Development Services Department  
Luis Lopez, Development Services Director  
1515 6<sup>th</sup> Street  
Coachella, CA 92236  
llopez@coachella.org

- ❑ Include:
  - Commenter name
  - Address
  - E-mail or contact number
  - Reference Vista Del Agua Project SCH No. 2015031003

# Questions and Answers





# Scoping Meeting for Vista Del Agua Project Environmental Impact Report

March 12, 2015