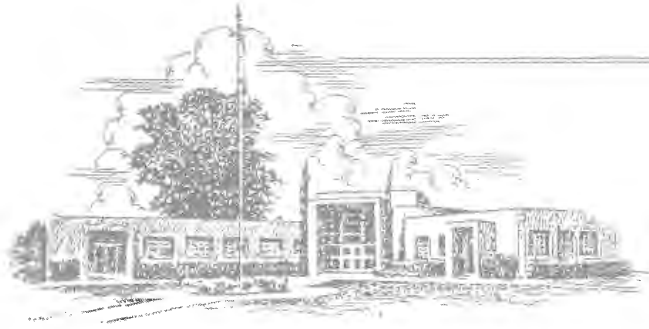


CITY OF COACHELLA

Development Services Department

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
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MITIGATED NEGATIVE DECLARATION (DRAFT)

Project Title/Location: Bejarano Cannabis Cultivation Project located on 10.01 acres of vacant land located at along Harrison Street (APN #603-290-020 and 603-290-021) in the City of Coachella.

State Clearinghouse Number: Not yet assigned

Project Description:

Bejarano proposes the development of a cannabis cultivation facility on a 10.01-acre site in the City of Coachella, Riverside County, California. Bejarano, the Applicant, proposes two buildings inclusive of greenhouses and a dedicated Administration and Facility building designed to facilitate the cultivation and processing of medicinal marijuana. The application for the cannabis cultivation facility requires the approval of a Conditional Use Permit (CUP) in the M-W (Wrecking Yard) zone, the zone within which the project is located. The project will construct 2 buildings total. The Headhouse building will be 2-stories, totaling 53,244 square feet (SF) in size, while the Cultivation Building will be 1-story totaling 172,461 SF in size. The total building area will be 225,705 SF. The project will provide a total of 291 parking spaces, which is greater than the 256 parking spaces required by the City for the project as proposed. The project includes a 52,131 SF retention basin that will collect runoff from the project site, which will be located directly on the eastern boundary of the site.

Finding: The City of Coachella’s decision to implement this proposed project is a discretionary decision or “project” that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the City has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study: Copies of the Initial Study are available for public review at the City of Coachella Development Services Department’s office at 1515 6th Street, Coachella, CA 92236. The public review period for the Initial Study begins September 19, 2020 and closes on October 19, 2020.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on pages 68-70 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the Mitigated Negative Declaration is adopted.



DRAFT
Signature

Title

Date