

FILED / POSTED

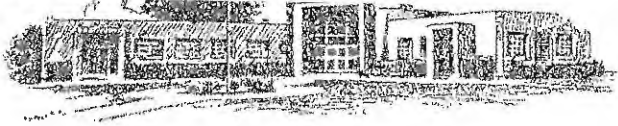
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202001439
12/08/2020 11:17 AM Fee: \$ 2456.75
Page 1 of 2

CITY OF COACHELLA
Development Services Department

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

Removed. By: Deputy



NOTICE OF DETERMINATION

To: Office of Planning & Research and Riverside County, County Clerk
State Clearinghouse 2724 Gateway Drive
1400 Tenth Street Riverside, CA 92507
Sacramento, CA 95814

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

SCH#/Project Title/Location: SCH#2020090375 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.

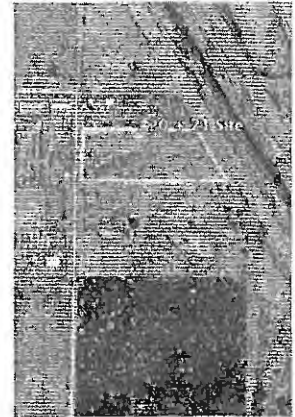
Project Description:

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.

This is to advise that the City of Coachella has approved the above described project on Lead Agency Responsible Agency

November 18, 2020 and has made the following determination regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project and a Mitigation Monitoring and Reporting Plan was adopted.
4. A Statement of Overriding Considerations [was was not] adopted for this project.



This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at:

The City of Coachella Development Services Department 1515 Sixth Street, Coachella, CA 92236

J. Luis Lopez
Signature

DEVELOPMENT SERVICES DIRECTOR
Title

11/19/20
Date

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 20-451829

State Clearinghouse # (if applicable): 2020090375

Lead Agency: CITY OF COACHELLA Date: 12/08/2020

County Agency of Filing: RIVERSIDE Document No: E-202001439

Project Title: BEJARANO CANNABIS CULTIVATION PROJECT

Project Applicant Name: CITY OF COACHELLA Phone Number: (760) 398-3102

Project Applicant Address: 1515 SIXTH ST, COACHELLA, CA 92236

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- | | |
|---|-------------------|
| <input type="checkbox"/> Environmental Impact Report | |
| <input checked="" type="checkbox"/> Negative Declaration | <u>\$2,406.75</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | <u>\$2,456.75</u> |

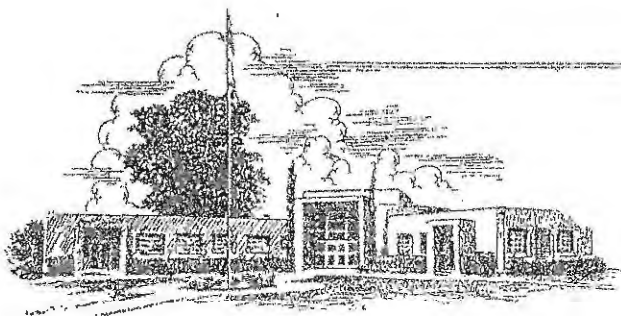
Signature and title of person receiving payment



Deputy

Notes:

CITY OF COACHELLA
Development Services Department



1515 Sixth Street
Coachella CA 92236
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MITIGATED NEGATIVE DECLARATION

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~~ *SC# 2020090375*

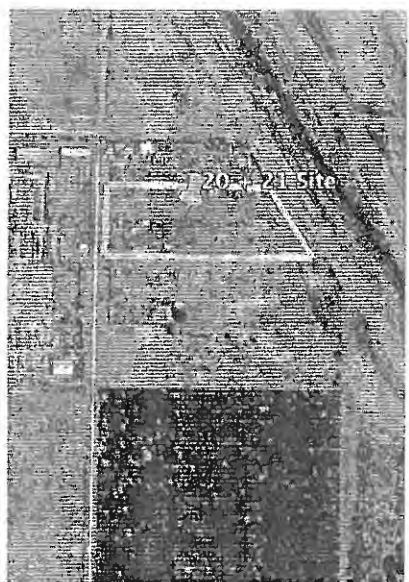
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Finding: The City of Coachella's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the City has made a determination that a Mitigated Negative Declaration is 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 16, 2020 and closes on October 15, 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.



J. Chris Pope
Signature

DEVELOPMENT SERVICES DIRECTOR
Title

11/19/20
Date