

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
COACHELLA AIRPORT BUSINESS PARK**

LEAD AGENCY: City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

CONTACT PERSON: Nicole Criste, Consulting Planner  
(760) 341-4800

PROJECT TITLE: Coachella Airport Business Park

PROJECT LOCATION: Northwest corner of the intersection of State route 86 (SR-86) and Airport Boulevard  
Assessor's Parcel No. 763-330-013, 763-330-018, and 763-330-029

PROJECT DESCRIPTION: Haagen Co., LLC (applicant) is proposing to develop the Coachella Airport Business Park (proposed project), a mixed-use business park development which includes warehouse space, commercial cannabis-related uses, small businesses, self- and vehicle-storage, a drive thru restaurant and service station/mini mart-related land uses, and an electric substation for Imperial Irrigation District in the City of Coachella (City), in Riverside County, California. The distribution of land uses is as follows:

<b>Proposed Building Type</b>	<b>Square Footage (SF)</b>
Large Warehouse	233,100 SF
Small Warehouse	96,000 SF
Small Business	81,000 SF
Personal Vehicle Storage	76,800 SF
Self-Storage	128,600 SF
Service Station/Mini Mart	4,000 SF
Drive-Thru Fast Food Restaurant	4,650 SF
<b>Total Building Area</b>	<b>624,150 SF</b>

The project site is located at the northwest corner of the intersection of State Route 86 and Airport Boulevard and is comprised of three parcels totaling approximately 44 acres. Currently the project site is vacant and is bordered by State Highway 86 (SR-86) to the east, the Whitewater River to the west, vacant land to the north, and a mobile home park to the south.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby proposes to adopt a Mitigated Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Draft Negative Declaration will commence on April 6, 2023 and end on April 26, 2023 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: [ncriste@terranovalplanning.com](mailto:ncriste@terranovalplanning.com). Copies of the Initial Study are available for review at the above address and on the city's website at <https://www.coachella.org/departments/development-services/environmental-reviews>.

**PUBLIC MEETING:** This matter has been set for public hearing before the Planning Commission on May 17, 2023 to be held at the City Council Chambers at 1515 6<sup>th</sup> Street, Coachella, CA 92236 at 6:00 p.m. City Council consideration is expected at a public hearing on June 14, 2023. Please check the City's website to confirm hearing dates.