



City of Coachella

NOTICE OF PREPARATION

PROJECT TITLE: Coachella Airport Business Park

CONTACT PERSON: Nicole Criste, Consulting Planner, City of Coachella
Email: ncriste@terranovalplanning.com Phone: (760) 341-4800

PROJECT LOCATION:

Northwest corner of the intersection of State Route (SR) 86 and Airport Boulevard in the City of Coachella, County of Riverside.

PROJECT DESCRIPTION: The approximate 45.46-acre Project site is located at the northwest corner of the intersection of State Route 86 (SR-86) and Airport Boulevard in the City of Coachella (City), in Riverside County, California. The project includes a total of 759,150 square feet (SF) of building area, of which 135,000 SF is for an IID substation, 8,650 SF for fast food and a gas station, 128,000 SF for self storage and 76,800 SF for vehicle storage, 329,100 SF for warehousing, and 81,000 SF for small business uses. The site is bordered by SR 86 to the east and the Coachella Valley Stormwater Channel to the west, Airport Boulevard to the south and vacant lands south of Avenue 54 to the north. The site is comprised of three parcels, Assessor's Parcel Numbers (APNs) of the project site are 763-330-013, 763-330-018, and 763-330-029. The site is designated as "Industrial District" under the City's General Plan 2035 Land Use and Community Character Element, within the southwestern corner of Sub-Area 8 – East Industrial District, which allows for development of a variety of industrial and office uses. The site is located within the Heavy Industrial (M-H) zoning district, per the City's Official Zoning Map.



FINDINGS/DETERMINATION: The City of Coachella has reviewed the proposed Project and has determined that potentially significant impacts could result from the proposed Project. Therefore, an Environmental Impact Report (EIR) should be prepared. Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment related to the following topics: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence on August 28, 2023, and end on September 28, 2023, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at the city address (53990 Enterprise Way, Coachella, CA 92236) Developmental Services or via email to Nicole Criste at ncriste@terranovalplanning.com within the public review period.

Copies of the Notice of Preparation and Initial Study are available for review on the City's website at <https://www.coachella.org/departments/development-services/environmental-reviews>