

**CITY OF COACHELLA**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**ENCANTO TENTATIVE TRACT MAP NO. 38429**

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**Lead Agency:** City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

**Contact:** Gabriel Perez, Development Services Director  
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gperez@coachella.org

**Project Title:** Encanto Tentative Tract Map No. 38429 Draft Initial Study / Mitigated Negative Declaration (TTM 38429; CZ 24-01; CUP 376; AR 21-11; EA 22-04)

**Project Location:** West of Van Buren Street, south of Frida Way which is a driveway for Coral Mountain Academy. Assessor's Parcel Number 779-360-001

**Brief Project Description:** The proposed Project (Encanto) will consist of 111 single-family homes with attached accessory dwelling units (ADUs) on 81 of the units as well as associated site improvements on a currently vacant 19.2 acre property (APN 779-360-001) located in the City of Coachella, Riverside County, California. The Project site is located west of Van Buren Street, 1,000 feet north of 51st Avenue, and 600 feet to the south of 52nd Avenue (see Exhibit 3, Site Plan). The development proposes 4,500 square foot minimum lot sizes and includes 111 residential units, on-site landscaping, interior roadways, open space, and on-site retention basin on the east portion of the site. The Applicant is Joseph Rivani.

The Project is in the Regional Retail District General Plan designation which allows for a mix of residential and commercial. This District allows high-density residential with commercial uses. The site zoning changed to Regional Commercial (R-C) in June 2023; the Applicant intends to keep the existing R-C designation while implementing a Planned Unit Development (PUD) overlay. The project site is not present on any lists compiled pursuant to Section 65962.5 of the California Government Code.

**Environmental Determination:** The City of Coachella, acting as Lead Agency, has prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) pursuant to the statutes and guidelines of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to evaluate the environmental impacts associated with the development of the project. The City has reviewed the project and concludes the project would not have a significant impact on the environment with the implementation of mitigation measures.

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**30-Day Public Review Period:** The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from February 9, 2024 through March 10, 2024. Written comments on the Draft IS/MND must be received within the public review period at the Development Services Department address (53990 Enterprise Way, Coachella, CA 92236). Comments may also be submitted via email to [gperez@coachella.org](mailto:gperez@coachella.org). The Draft IS/MND is available for review at the Development Services Department and on the City's website at: <https://www.coachella.org/departments/development-services/environmental-reviews>

**Public Meeting:** The Planning Commission will hold a public hearing to consider the Encanto Tentative Tract Map No. 38429 Project at a future date (to be determined) in a separate notice pursuant to City of Coachella noticing requirements.