

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023040106

Project Title: Coachella Airport Business Park Project

Lead Agency: City of Coachella Contact Person: Kendra Reif
 Mailing Address: 53990 Enterprise Way Phone: 760-398-3502 ext.114
 City: Coachella Zip: 92236 County: Riverside

Project Location: County: Riverside City/Nearest Community: Coachella
 Cross Streets: northwest corner of SR 86 and Airport Blvd. Zip Code: 92236
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 43.9 " N / 116 ° 8 ' 14.7 " W Total Acres: 47.96
 Assessor's Parcel No.: 763-330-013, -018, -029 Section: 15 Twp.: 6S Range: 18E Base: SBBM
 Within 2 Miles: State Hwy #: SR 86 and Hwy 111 Waterways: Whitewater River
 Airports: Jacqueline Cochran Regional Railways: UPRR Schools: John Kelley Elementary School, La Familia High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 8650 Acres 2.2 Employees 179 Transportation: Type _____
 Industrial: Sq.ft. 632800 Acres 41 Employees 519 Mining: Mineral _____
 Educational: _____ Power: Type substation (5 acres) MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: Type _____ MGD _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

M-H

Project Description: (please use a separate page if necessary)

As a new business park development within the City, the overall proposed Project site would be developed for industrial uses totaling 624,500 square feet and comprised of the following uses: large and small warehouse; personal vehicle storage and self-storage units; small business use spaces; a 44-foot-tall electronic billboard sign located along the Project's small business frontage along SR 86; a fuel station with a convenience store; and associated landscaping, parking, lighting, and signage. An Imperial Irrigation District (IID) electrical substation facility would also be constructed as part of the project, at the northern end of the overall Project site on a parcel that has been acquired from the California Department of Transportation (Caltrans). The new 315 foot x 315 foot electrical substation will require at least one 1-25 mega volt ampere (MVA) 92/13.2 kilovolt (kV) transformer bank in order to provide adequate power for the proposed Project.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 7
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 21, 2025 Ending Date September 3, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Coachella</u>	Applicant: <u>Empire Airport Co. LLC</u>
Address: <u>53990 Enterprise Way</u>	Address: <u>12302 Exposition Blvd.</u>
City/State/Zip: <u>Coachella, CA 92236</u>	City/State/Zip: <u>Los Angeles, CA 90064</u>
Contact: <u>Kendra Reif</u>	Phone: <u>310-648-7900</u>
Phone: <u>760-398-3502 Ext.114</u>	

Signature of Lead Agency Representative:  Date: July 17, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.