

NOTICE OF AVAILABILITY AND COMPLETION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COACHELLA AIRPORT BUSINESS PARK PROJECT

Project Name: Coachella Airport Business Park

Lead Agency: City of Coachella
Development Services, Planning Division
53990 Enterprise Way
Coachella, California 92236

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ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 6:00 P.M. ON SEPTEMBER 3, 2025.

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the City of Coachella, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. [2023040106], for the project as described below.

Project Location: The proposed 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), County of Riverside. The site is comprised of four (4) parcels totaling approximately 47.96 acres in size. The Assessor's Parcel Numbers (APNs) for the site are 763-330-013, 763-330-018, and 763-330-029 and the 5.6-acre parcel on which the proposed Imperial Irrigation District (IID) electrical substation would be located (this parcel does not have an Assessor's Parcel Number). The proposed site is currently vacant land surrounded by SR 86 to the east, Airport Boulevard to the south, the Coachella Valley Stormwater Channel (CVSC) and Avenue 54 to the approximate west and north, respectively. It is located in an area of the City that is mostly vacant to the north and east, with some light industrial uses located to the west of the Project site, and residential uses across Airport Boulevard to the south.

Project Description: 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 small retail and restaurant development; 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.

The proposed Project will require the following entitlements:

- Change of Zone 20-01 from M-H (Heavy Industrial) to MS-IP (Manufacturing Services – Industrial Park Overlay) and C-G (General Commercial) to allow for proposed land uses. The M-H zone allows industrial uses, including standard heavy industrial and manufacturing facilities. Since the proposed Project would not include heavy industrial uses, the requested zone changes to C-G -General Commercial would allow for retail, offices, restaurant and public utility facilities, and to MS-IP which would allow for garages, storage yards and small warehouses to be developed under the proposed Project.
- Tentative Parcel Map (TPM) 37921 in order to subdivide the property into legal parcels for the uses proposed on the site. The TPM would be required for the siting of large warehouses, small warehouse, small business development office, self-storage facilities, and personal automobile storage facilities.
- Conditional Use Permits (CUP) 324, 325 and 326 to allow a Service Station/Mini Mart; to allow for the proposed drive through and sit-down Restaurant
- Architectural Review 20-04 to review the building design, landscaping and ancillary facilities throughout the Project site, and a billboard sign on the east side of the project area, adjacent to Highway 86.
- Development Agreement 25-02 in accordance with City of Coachella Municipal Code Section 17.100, *Development Agreements*, which is a legislative act taken by the City Council with the purpose of strengthening the public planning process, encouraging private participation in comprehensive planning, and reducing the economic costs of development while providing assurances to the applicant for a development project regarding approval of the project.

Significant Environmental Effects Anticipated as a Result of the Project

The project would result in significant and unavoidable environmental effects to Transportation, specifically Project-related and cumulative VMT impacts, even with the implementation of mitigation measures. All other environmental effects evaluated in the DEIR are determined to be less than significant, or are less than significant with the incorporation of mitigation. Impact areas that are Less Than Significant Impact with Mitigation Incorporated include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Wildfire.

Document Availability: Copies of project documents, the Draft Environmental Impact Report, and appendices are available at the City of Coachella Development Services, Planning Division, 53990 Enterprise Way, Coachella, CA 92236, and on the City's website <https://www.coachella.org/departments/development-services/environmental-reviews>. The City of Coachella is currently open Monday through Thursday between 7:00 a.m. and 6:00 p.m. and closed every Friday. Additionally, the Draft EIR and Technical Appendices will be provided to the following library for public review:

Coachella Library, 1500 Sixth Street, Coachella, CA 92236

Hours: Sunday: Closed. Monday: Closed. Tuesday: 10:00 am-6:00 pm.

Wednesday: 11:00 am-7:00 pm. Thursday: 11:00 am-7:00 pm. Friday: 10:00 am-6:00 pm. Saturday: 10:00 am-6:00 pm.

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on July 21, 2025, and ending September 3, 2025. All comments on the Draft EIR must be submitted in writing to the email address or physical address provided below and received no later than 6:00 PM September 3, 2025.

All comments should be emailed to Kendra Reif, Community Development Director at Kreif@coachella.org , or mailed to:

City of Coachella Development Services, Planning Division

Attn: Kendra Reif, Community Development Director

53990 Enterprise Way, Coachella, CA 92236

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.