

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023040106

Project Title: Coachella Airport Business Park Project

Lead Agency: City of Coachella

Contact Name: Kendra Reif

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Project Location: Coachella Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in significant an 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known at this time.

Provide a list of the responsible or trustee agencies for the project.

Water Resources Control Board
Regional Water Quality Control Board, Region 7
California Department of Transportation
California Department of Fish and Wildlife
SCAQMD
Riverside County Environmental Health
Imperial Irrigation District
Coachella Valley Water District