CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
TENTATIVE TRACT MAP 39051
CALHOUN STREET AND AVENUE 49

LEAD AGENCY: City of Coachella
53990 Enterprise Way
Coachella, CA 92236

CONTACT PERSON: Adrian Moreno, Associate Planner
760-398-3502

PROJECT TITLE: Calhoun Street Housing Development
Environmental Assessment EA 25-02
Tentative Tract Map TTM 39051
Conditional Use Permit 390
Planned Unit Development

PROJECT LOCATION: Southwest corner of Calhoun Street and Avenue 49
APN: 612-260-010

PROJECT DESCRIPTION: The proposed Calhoun Street Housing Development is a Tentative Tract Map, Environmental Assessment, Conditional Use Permit and Planned Unit Development (PUD) for a single-family residential project. The Project is located on the southwest corner of Calhoun Street and Avenue 49 in the City of Coachella, California. The site encompasses 39.98 acres and is identified as Assessor's Parcel Number (APN) 612-260-010. The applicant proposes to subdivide the Project site for a future build out of a private, gated residential community containing 257 single-family homes and a public park with a total area of 3.53 acres – 3.13 acres for recreational open space and a 0.40-acre landscaped retention basin.

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.

20-DAY PUBLIC REVIEW PERIOD: The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from November 18, 2025 through December 8, 2025. 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 amoreno@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 Project on a future date (to be determined) in a separate notice pursuant to City of Coachella Noticing Requirements. The City Council public hearing date has not been set. Please contact Mr. Moreno at amoreno@coachella.org for more information regarding the hearing date.