

Notice of Intent to Adopt a Negative Declaration

Date: October 9, 2024

To: Public Agencies, Organizations and Interested Parties

From: City of Coachella, Development Services

Subject: Notice of Public Review and Intent to Adopt a Negative Declaration

Pursuant to the *State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Coachella has prepared an Initial Study to evaluate the environmental effects of the project identified below:

Project Title: Coachella Pocket 7/Mesquite Annexation Project

Project Location: City of Coachella, Riverside County – Generally bounded by Avenue 50 to the North, Jackson Street to the west, Avenue 52 to the south, and Van Buren Street as the closest street to the east (see attached Project Area General Plan Land Use Designations Map).

Project Description: The proposed project, which is currently within the City’s SOI or General Plan Planning Area, would annex 78 parcels and approximately 374 acres generally bounded by Jackson Street to the west, Avenue 50 to the north, Van Buren Street as the closest street to the east, and Avenue 52 to the south (project site), into the City of Coachella. A portion of this area, known as P7, was added to the City’s General Plan Planning Area in 2023 through a General Plan Amendment. The northern and eastern portions of this area were previously included in the City’s SOI and had land use overlays identified in the 2015 Certified General Plan EIR. The Riverside Local Agency Formation Commission (LAFCO) is the approving agency for the proposed annexation and SOI update and is a responsible agency with regards to this environmental review pursuant to CEQA.

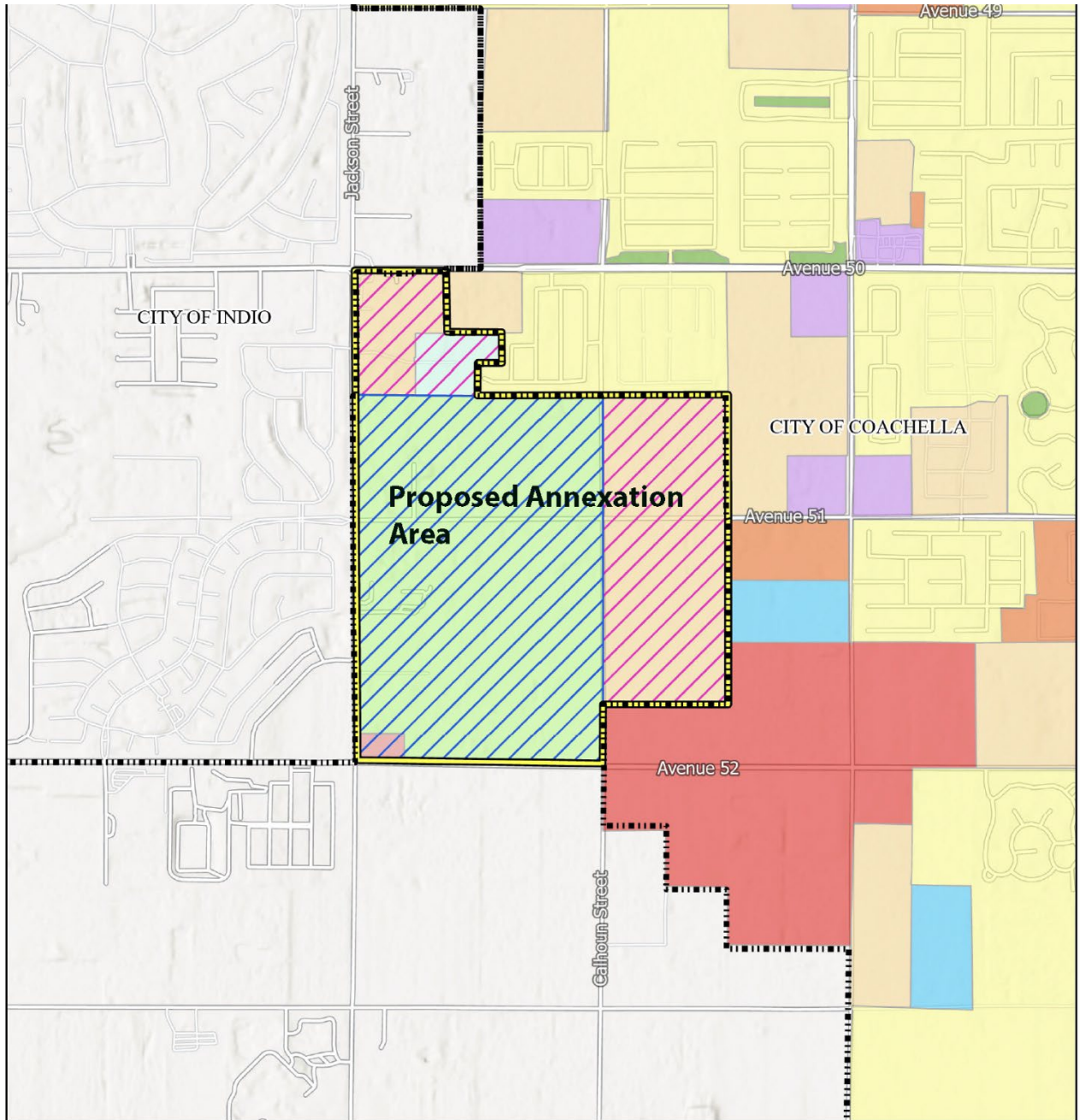
Public Review Period: A 30-day public review period will begin on October 9, 2024. Comments must be submitted in writing by email to gperez@coachella.org or by mail to the City of Coachella, Development Services, Attn: Gabriel Perez, 53990 Enterprise Way, Coachella, CA 92236, no later than November 8, 2024. The draft Initial Study/Negative Declaration and reference documents are available for review on the City’s website at: <https://www.coachella.org/departments/development-services/environmental-reviews> and at the Development Services Office, 53990 Enterprise Way, Coachella, CA 92236, which is open on Mondays through Thursdays from 7:00am to 6:00pm.

Public Hearing: Coachella’s City Council will consider the proposed project and recommendation to adopt a Negative Declaration at a public hearing tentatively scheduled for November 13, 2024 at 6:00pm. Notice of the date and time of the public hearing will be published and/or mailed as provided by law.

The public hearing will be held in person and via teleconferencing and made accessible telephonically or otherwise electronically. Environmental documents are available for review by the public online at: <https://www.coachella.org/departments/development-services/environmental-reviews>

Further details may be obtained from Gabriel Perez (Development Services Director). E-mail: gperez@coachella.org

Phone: (760) 398-3502



LSA



SOURCE: Esri World Terrain Basemap (2024); City of Coachella (2023)

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|-----------------------------------|--------------------------|--------------------------|
| Project Site | General Neighborhood | Suburban Retail District |
| Pocket 7 Boundary | Neighborhood Center | Suburban Neighborhood |
| Sphere of Influence | Open Space | Urban Neighborhood |
| City Boundaries | Regional Retail District | |
| General Plan Land Use Designation | | |
| Estate Rancho | Rural Rancho | |
| Estate Rancho | School | |

FIGURE 2

Coachella Pocket 7 Annexation Project
General Plan Land Use Designations