

CITY OF COACHELLA

Development Services Department



53-990 Enterprise Way
Coachella CA 92236
(760) 398-3102

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Project Title/Location: **B-4 Ranch Re-Zone Project**
North Side of Avenue 52, east and west of Education Way, the City of Coachella, CA

Project Description:

Change of Zone No. 20-07 proposes a Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) zones to R-M General (20-25 dwelling units per acre (du/ac)), R-M Urban (20-38 du/ac), and Neighborhood Commercial (C-N). The proposed zones are consistent with the City of Coachella's General Plan land use designations of Urban Neighborhood and Neighborhood Center. The subject site is approximately 56.9 acres of land north of Avenue 52, and west and east of Education Way.

An Environmental Initial Study recommending the adoption of a Negative Declaration for EA 18-04 has been prepared and distributed to responsible agencies for review and comment pursuant to the guidelines of the California Environmental Quality Act (CEQA). A 20-day review period for the Negative Declaration will commence on March 25, 2021 and will end on April 13, 2021 for interested and concerned individuals and public agencies to submit written comments on the Initial Study. Any written comments on the proposed Negative Declaration must be received within the public review period. Below is the weblink to the City Webpage containing the Initial Study and Negative Declaration for the B-\$ Ranch Re-Zone Project.

<https://www.coachella.org/departments/development-services/environmental-reviews>

The Planning Commission will hold a public hearing to consider the proposed project on April 21, 2021 to review the CEQA Draft documents for adequacy.

Copies of the proposed Negative Declaration and all environmental documents are available for review at the City of Coachella - Development Services Department located at 53-990 Enterprise Way, Coachella, CA 92236 Monday through Thursday, from 7:00 a.m. to 6:00 p.m., by appointment.

Comments on the proposed Negative Declaration should be sent to Luis Lopez, Development Services Director at the above referenced address or by e-mail to LLopez@Coachella.org.

The proposed project site is not contained on the lists compiled pursuant to Section 65962.5 of the California Government Code.