

**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:           **Avenue 53 Re-Zone Project**  
South Side of Avenue 53, west of Tyler Street in the City of Coachella, CA

Project Description:

Change of Zone No. 21-02 is proposed to rezone approximately 118-acres from Manufacturing Service (M-S) to R-M Urban (20-38 du/ac), Manufacturing Service (M-S), and Manufacturing Service with Industrial Park Overlay (MS-IP). The site is located north and south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007).

An Environmental Initial Study recommending the adoption of a Negative Declaration for EA 20-04 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 August 9, 2021 and will end on August 30, 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-4 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 September 1, 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 Gabriel Perez, Development Services Director at the above referenced address or by e-mail to [gperez@coachella.org](mailto:gperez@coachella.org).

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