



City of Coachella Notice of Preparation of a Draft EIR

Date: August 25, 2023
To: Responsible and Trustee Agencies/Interested Organizations and Individuals
Subject: Notice of Preparation of a Draft Environmental Impact Report for the Coachella Airport Business Park Project

Lead Agency:

CITY OF COACHELLA
Development Services Department
53990 Enterprise Way
Coachella, CA 92236
Contact: Nicole Sauviat Criste
Consulting Planner
ncriste@terranovalplanning.com
(760) 2341-4800

Consulting Firm:

The Altum Group
44-600 Village Court,
Suite 100
Palm Desert, CA 92260
Contact: Anna Choudhuri
Env Manager
anna.choudhuri@thealtumgro

This NOP includes a project description and a list of the environmental issues to be examined in the environmental impact report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after the date of this notice.

Please send your response to Nicole Sauviat Criste, Consulting Planner at the City of Coachella. Please include the name, phone number, email address, and mailing address of a contact person in your response.

Project Title: Coachella Airport Business Park

Location: The approximate 45.46 acres Project site (APNs: 763-330-013, 763-330-018, 763-330-029) is located in the City of Coachella, at the northwest corner of the intersection of State Route (SR) 86 and Airport Boulevard. *Please refer to Exhibit 1: Regional Map.* The site is bordered by SR 86 to the east, the Coachella Valley Stormwater Channel to the west, Airport Boulevard to the south and vacant land south of Avenue 54 to the north *Please refer to Exhibit 2: Project Location Map and Exhibit 3: Project Site.*



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Project Description

A. Project Overview

Project Settings

The approximate 45.46 acre proposed Project site is located at the northwest corner of the intersection of State Route 86 (SR-86) and Airport Boulevard in the City of Coachella (City), in Riverside County, California. The site is comprised of three parcels totaling approximately 45.46 acres in size. The Assessor's Parcel Numbers (APNs) of the project site are 763-330-013, 763-330-018, and 763-330-029.

The Project site is designated as "Industrial District" under the City's General Plan 2035 Land Use and Community Character Element, within the southwestern corner of Sub-Area 8 – East Industrial District, which allows for development of a variety of industrial and office uses. The site is located within the Heavy Industrial (M-H) zoning district, per the City's Official Zoning Map.

The site is bordered on the north by a vacant, undeveloped property owned by the California Department of Transportation (Caltrans) containing shrubbery and tamarisk trees. To the west, the project site is bordered by the Coachella Valley Stormwater Channel; to the east by SR-86 and agricultural land uses beyond; and to the south by Airport Boulevard and a mobile home park beyond. A vacant 3.44-acre right-of-way under Caltrans' jurisdiction abuts the southeastern frontage of the project site.

Project Components

The proposed Project would include the development of the Coachella Airport Business Park as a mixed-use business park development to include (see *Exhibit 4: Proposed Site Plan* and *Table 1: Proposed Project Components*):

- 4,000 square feet (sf) service station/mini mart;
- 4,650 sf drive-thru fast food restaurant;
- two (2) retail buildings for a total of 81,000 sf;
- 18 buildings approximately 4,500 sf in size for office and warehouse uses;
- 17 self-storage buildings ranging in building footprints from 5,200 sf to 10,400 sf.;
- four (4) hangar type buildings at 19,200 sf per building;
- four (4) warehouse buildings ranging from approximately 22,400 sf to 48,800 sf;
- five (5) warehouse buildings ranging from approximately 9,600 sf to 24,000 sf;
- an advertising billboard, measuring 14 by 48 feet, on a 44 foot high base to be located adjacent to the SR-86 right-of-way; and,
- a 315' x 315' substation and transformer to be operated by the Imperial Irrigation District (IID).

Proposed building heights on the site would range from 24 to 50-feet. All proposed Project design will be required to maintain consistency with the Design Guidelines for the Project.



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Table 1: Proposed Project Components

Proposed Building Type	Square Footage (SF)	Proposed Building Height
Large Warehouse	233,100 SF	±38' to 50'
Small Warehouse	96,000 SF	±28' to 32'
Small Business	81,000 SF	±24' to 28'
Personal Vehicle Storage	76,800 SF	±24' to 28'
Self-Storage	128,600 SF	±24' to 28'
Service Station/Mini Mart	4,000 SF	±24' to 28'
Drive-Thru Fast-Food Restaurant	4,650 SF	±24' to 28'
Sub Station	135,000 SF	N/A
Total Building Area	759,150 SF	

Employment

The proposed Project would provide employment for approximately 698 persons onsite.

Parking and Circulation

A total of 686 parking spaces would be provided by the proposed Project (*Table 2: Proposed Parking*). Primary site access would be provided along Airport Boulevard, along the site's southwest frontage. A secondary and emergency access would be provided at the southeast corner of the site, from Airport Boulevard. A 30-to-40-foot internal roadway would provide circulation within the site as well as access to emergency vehicles and fire trucks.

Table 2 Proposed Parking

Proposed Building Type	Parking Spaces
Large Warehouse	50 Stalls
	213.1 Stalls
Small Warehouse	50 Stalls
	76 Stalls
Small Business	50 Stalls
	61 Stalls
Personal Vehicle Storage	50 Stalls
	56.8 Stalls
Self-Storage (Office)	1.5 Stalls
Service Station/Mini Mart	5 Stalls
Drive-Thru Fast Food Restaurant	44.4 Stalls
	10 Stalls
Total Parking	686 Stalls

Utility Services

The proposed Project site would be served by city water services, by the Coachella Valley Water District for sewer services, IID for electrical services, and Southern California Gas Company (SoCal Gas) for natural gas services.



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Although an existing 30 inch CVWD waterline runs parallel to the southern boundary of the site, the proposed Project would require the construction of a new water line that would connect from a water line planned in the Grapefruit Boulevard right-of-way (from Avenue 54 to the north) to Palm Street. The water line would extend easterly through the Union Pacific Railroad right-of-way and the Whitewater River Channel.

CVWD would provide sewer services to the proposed Project site via a proposed sewer line that would be located beneath Airport Boulevard. An existing 16 inch CVWD drainage line (Avenue 55 East Drainage) runs parallel to the northern boundary of the site, and three private tile drainage lines underlie the center of the site.

No electrical infrastructure currently exists on the site.

B. Requested Project Approvals

Approval to be requested by the applicant include:

Agency	Permit/Approval Required
FEDERAL	
No federal agencies identified	
STATE	
State Water Resources Control Board	Construction Stormwater General Permit Notice of Intent to Comply with Section 402 of the Clean Water Act Construction Stormwater Pollution Prevention Plan
State Department of Transportation (Caltrans)	Encroachment permits, right of way abandonment.
REGIONAL	
South Coast Air Quality Management District	PM-10 Plan for compliance with Rule 403.1, Dust Control in the Coachella Valley
Regional Water Quality Control Board Region 7	Water Quality Management Plan
Riverside County Airport Land Use Commission	Review of project consistency with the Airport Land Use Compatibility Plan
County of Riverside Department of Environmental Health	Approval of Hazardous Waste Business Plan for applicable land uses
LOCAL	
City of Coachella	Approval of the following entitlements: <ul style="list-style-type: none"> • Change of Zone from M-H to MS-IP and C-G to allow for proposed land uses • CUP for the cannabis-related uses • CUP for Drive Thru Shop • CUP for Service Station/Mini Mart • Tentative Parcel Map • Condominium Map • Architectural Review



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Environmental Issues to be Evaluated in the EIR

The City of Coachella, the Lead Agency for the proposed Coachella Airport Business Park Project, has determined that the Project is subject to specific environmental review under CEQA.

CEQA Guidelines Section §15063 establishes that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the proposed Project's potential to create short-term, long-term, and cumulative impacts. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive in nature evaluating all identified issues from the 2022 CEQA Statutes and Guidelines Appendix G Environmental Checklist Form.

The following issues are anticipated to be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



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The EIR will address the short- and long-term effects of the proposed Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts.

Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR.

Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, and to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Coachella in the EIR.

The NOP and the Draft and Final EIR for the Project will be made available to download from the City's website: <https://www.coachella.org/departments/development-services/environmental-reviews>

Environmental documents and Project plans will be available for review Monday through Thursday, between 7:00 a.m. and 6:00 p.m. at the following location:

City of Coachella
Development Services Department
Permit Center
53990 Enterprise Way
Coachella, CA 92236

Public Review Period

The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section §15082). CEQA Statutes require a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response to this NOP within the 30-day NOP period between **August 28, 2023 and September 28, 2023**.

Public Comments

The City requests your careful review and consideration of this notice, and invites *written comments* from interested agencies, persons, and organizations regarding the preparation of the EIR. Please indicate a contact person for your agency or organization. Please send your written comments to:

City of Coachella, Development Services Department
Attn: Nicole Sauviat Criste, Consulting Planner
53990 Enterprise Way
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Email: ncriste@terranovaplanning.com



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Attachments:

Exhibit 1 –

Exhibit 2 –

Exhibit 3

