

NOTICE OF AVAILABILITY AND COMPLETION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE KPC COACHELLA SPECIFIC PLAN PROJECT

Project Name: KPC Coachella Specific Plan

Lead Agency: City of Coachella

Development Services, Planning Division
53990 Enterprise Way
Coachella, CA 92236

Principal Planner: Kendra Reif

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ALL COMMENTS MUST BE RECEIVED NO LATER THAN 6:00 P.M. ON TUESDAY, DECEMBER 2, 2025

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the City of Coachella, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2022110295, for the Project as described below.

Project Location: The Project site is located in the eastern portion of Coachella Valley north of Interstate 10 (I-10). The site is approximately three miles northeast of the City center in the foothills of the Little San Bernardino Mountains, and is bounded by the San Bernardino Mountains to the north, I-10 and the City of Coachella to the south and west, and unincorporated Riverside County to the north and east. Once construction of the Avenue 50 interchange is completed, the Project will be at the eastern entrance gateway into the City of Coachella and Coachella Valley.



Project Description: The Project site has current General Plan land use designations and zoning of Resort District and Open Space.^{1,2} The Project is the KPC Coachella Specific Plan and related approvals (described further below), which proposes a master planned mixed-use community on approximately 2,807 acres of currently undeveloped land, entirely located within the City of Coachella. The Specific Plan proposes the following land uses:

- A mixture of residential product types, including an active adult/senior-oriented village, totaling approximately 9,538 dwelling units;
- Approximately 305 acres of commercial areas, which include mixed-use, entertainment center and performing arts theater, entertainment venue, and hotel rooms;
- A college/university overlay to allow for institutions of higher learning with an emphasis on healthcare;
- Approximately 71 acres of school uses (3 elementary schools and one middle school);
- Approximately 379 acres of parks, greenways, and amenity centers;
- Approximately 179 acres of circulation uses, including arterials, major, and secondary roadways;
- Approximately 68 acres of Agricultural Production areas;
- Approximately 770 acres of natural open space, including drainage channels and trails; and
- Approximately 91 ‘not a part’ acres.

The Project will also require various on-site and off-site infrastructure improvements, including water, wastewater, dry utilities, roadway, and a non-vehicular trail connection under the I-10 to connect with the La Entrada Specific Plan. The Project includes other appurtenant facilities and uses typical of a master planned community.

The proposed work does not involve a site on a list enumerated under Section 65962.5 of the Government Code pertaining to hazardous wastes.

Requested Project Approvals: Primary approvals requested by the Applicant include:

- **General Plan Map and Text Amendment (GPA-22-03)** – The Project site is presently designated as Resort District by the General Plan, which permits for residential, lodging, recreational, and support retail and commercial services, such as theme parks, sports venues, and specialized entertainment uses. A small portion of the Project site along a utility easement is designated as Open Space. A General Plan Map and Text Amendment would change the property’s land use designation from Resort District and Open Space to KPC Coachella Specific Plan, to be consistent with the Project zoning.
- **Zone Change (CZ-22-04) and Specific Plan Approval (SP-22-01)** – Adoption of the proposed Specific Plan is a discretionary action subject to City Council approval. Adopted by Ordinance, the Specific Plan will serve both planning and regulatory functions. The Specific Plan document contains the development standards and procedures necessary to fulfill these purposes. The Specific Plan would implement the City’s General Plan as amended. The Specific Plan would be considered by the Planning Commission and City Council and would be adopted by Ordinance and would become the zoning for the Project.

Applications in Process: The Applicant has submitted a draft Tentative Tract Map (TTM) and is working with the City on this application and a Development Agreement (DA), intended to be taken with the Specific Plan for consideration by the Planning Commission and City Council. The TTM and DA do not

¹ City of Coachella. 2023. General Plan Land Use Map.

<https://www.coachella.org/home/showpublisheddocument/9305/638282915109500000>.

² City of Coachella. 2023. Official Zoning Map. <https://www.coachella.org/home/showpublisheddocument/9303/638282914790930000>.

represent any physical impacts other than what is shown in the Specific Plan and addressed in the Draft EIR.

- **Tentative Tract Map (No. 37838)** – The Project’s Tentative Tract Map, for financing purposes, would create the individual legal lots for Project development, formalize the parcel boundaries, and provide for public rights-of-way for Project access.
- **Development Agreement** – The Project application includes a request for a development agreement that will outline the Project’s obligations and improvements, phasing and timing of improvements, fee credits and reimbursements, vesting, and other related City and Applicant responsibilities.

Significant Environmental Effects Anticipated as a Result of the Project

The Project would result in significant and unavoidable environmental effects to Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Noise, and Public Services, even with the implementation of mitigation measures; project design features; and Plans, Programs, and Policies. All other environmental effects evaluated in the Draft EIR are determined to be no impact, less than significant, or less than significant with the incorporation of mitigation. Impact areas that are no impact, less than significant, and less than significant with mitigation incorporated include Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Transportation, Tribal Cultural Resources, Utilities and Services Systems, and Wildfire.

Document Availability: Copies of project documents, the Draft Environmental Impact Report, and appendices are available at the City of Coachella Development Services, Planning Division, 53990 Enterprise Way, Coachella, CA 92236, and on the City’s website <https://www.coachella.org/departments/development-services/environmental-reviews>. The City of Coachella is currently open Monday through Thursday between 7:00 a.m. and 6:00 p.m. and closed every Friday. Additionally, the Draft EIR and Technical Appendices will be provided to the following library for public review:

- Coachella Library, 1500 Sixth Street, Coachella, CA 92236
Hours: Sunday: Closed. Monday: Closed. Tuesday: 10:00 a.m.-6:00 p.m. Wednesday: 11:00 a.m.-7:00 p.m. Thursday: 11:00 a.m.-7:00 p.m. Friday: 10:00 a.m.-6:00 p.m. Saturday: 10:00 a.m.-6:00 p.m.

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. **The Draft EIR is available for public review and comment beginning on Friday, October 17, 2025, and ending Tuesday, December 2, 2025.** All comments on the Draft EIR must be submitted in writing to the email address or physical address provided below and received no later than 6:00 p.m. Tuesday, December 2, 2025.

All comments should be emailed to Kendra Reif, Community Development Director at Kreif@coachella.org, or mailed to:

City of Coachella Development Services, Planning Division
Attn: Kendra Reif, Community Development Director
53990 Enterprise Way, Coachella, CA 92236

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with City and California Environmental Quality Act (CEQA) requirements.