

AFFIDAVIT OF PUBLICATION

Delia Granados
City Of Coachella - Legals
53990 Enterprise WAY
Coachella CA 92236-3817

STATE OF WISCONSIN, COUNTY OF BROWN

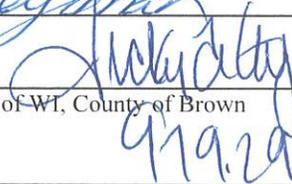
The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PDS desertsun.com 11/16/2025
PDS Palm Springs Desert Sun 11/16/2025

and that the fees charged are legal.
Sworn to and subscribed before on 11/16/2025



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$264.86	
Tax Amount:	\$0.00	
Payment Cost:	\$264.86	
Order No:	11826058	# of Copies:
Customer No:	1252586	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION
TENTATIVE TRACT MAP 39051
CALHOUN STREET AND AVENUE 49**

LEAD AGENCY: City of Coachella
53990 Enterprise Way
Coachella, CA 92236
CONTACT PERSON: Adrian Moreno, Associate Planner
760-398-3502
PROJECT TITLE: Calhoun Street Housing Development
Environmental Assessment EA 25-02
Tentative Tract Map TTM 39051
Conditional Use Permit 390
Planned Unit Development
PROJECT LOCATION: Southwest corner of Calhoun Street
and Avenue 49
APN: 612-260-010
PROJECT DESCRIPTION: The proposed Calhoun Street
Housing Development is a Tentative Tract Map, Environ-
mental Assessment, Conditional Use Permit and Planned
Unit Development (PUD) for a single-family residential
project. The Project is located on the southwest corner of
Calhoun Street and Avenue 49 in the City of Coachella, Cali-
fornia. The site encompasses 39.98 acres and is identified
as Assessor's Parcel Number (APN) 612-260-010. The appli-
cant proposes to subdivide the Project site for a future
build out of a private, gated residential community contain-
ing 257 single-family homes and a public park with a total
area of 3.53 acres - 3.13 acres for recreational open space
and a 0.40-acre landscaped retention basin.
ENVIRONMENTAL DETERMINATION: The City of Coachella,
acting as Lead Agency, has prepared a Draft Initial Study /
Mitigated Negative Declaration (IS/MND) pursuant to the
statutes and guidelines of the California Environmental
Quality Act (CEQA). The purpose of the IS/MND is to evalu-
ate the environmental impacts associated with the develop-
ment of the project. The City has reviewed the project and
concludes the project would not have a significant impact
on the environment with the implementation of mitigation
measures.
20-DAY PUBLIC REVIEW PERIOD: The City invites written
public comment on the Draft Initial Study / Mitigated Neg-
ative Declaration from November 18, 2025 through Decem-
ber 8, 2025. Written comments on the Draft IS/MND must
be received within the public review period at the Develop-
ment Services Department address (53990 Enterprise Way,
Coachella, CA 92236). Comments may also be submitted via
email to amoreno@coachella.org. The Draft IS/MND is avail-
able for review at the Development Services Department
and on the City's website at:
[https://www.coachella.org/departments/development-
services/environmental-reviews](https://www.coachella.org/departments/development-services/environmental-reviews)
PUBLIC MEETING: The Planning Commission will hold a
public hearing to consider the Project on a future date (to
be determined) in a separate notice pursuant to City of
Coachella Noticing Requirements. The City Council public
hearing date has not been set. Please contact Mr. Moreno
at amoreno@coachella.org for more information regarding
the hearing date.
11/16/2025

Account Number:	1252586
Customer Name:	City Of Coachella - Legals
Customer Address:	City Of Coachella - Legals 53990 Enterprise WAY Coachella CA 92236-3817
Contact Name:	Adrian Moreno
Contact Phone:	
Contact Email:	amoreno@coachella.org
PO Number:	

Date:	12/01/2025
Order Number:	11886996
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	140.0000
Height in Inches:	14.5100

Print

Product	#Insertions	Start - End	Category
PDS Palm Springs Desert Sun 1		12/07/2025 - 12/07/2025	Govt Public Notices
PDS desertsun.com	1	12/07/2025 - 12/07/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$303.20
Tax Amount	\$0.00
Service Fee 3.99%	\$12.10
Cash/Check/ACH Discount	-\$12.10
Payment Amount by Cash/Check/ACH	\$303.20
Payment Amount by Credit Card	\$315.30

Order Confirmation Amount	\$303.20
----------------------------------	-----------------

Ad Preview

NOTICE OF PUBLIC HEARING CITY OF COACHELLA PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella will hold a public hearing on Wednesday, December 17, 2025 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony regarding TTM No. 39051, CUP No. 390, EA No. 25-02 Calhoun Street Subdivision project for the proposed single-family residential project. The Project is located on the southwest corner of Calhoun Street and Avenue 49 in the City of Coachella, California. The site encompasses 39.98 acres and is identified as Assessor's Parcel Number (APN) 612-260-010. The applicant proposes to subdivide the Project site for a future build out of a private, gated residential community containing 257 single-family homes and a public park with a total area of 3.53 acres - 3.13 acres for recreational open space and a 0.40-acre landscaped retention basin. Applicant: Pacific Modern Builders LLC.

Pursuant to CEQA, an Initial Study was prepared for the Calhoun Street Subdivision project. The Initial Study concluded that the proposed project will not have a significant effect on the environment and is recommending that the Planning Commission adopt a negative declaration for the proposed project. A 20-day public review period ran from November 18, 2025, to December 9, 2025. A Mitigation Monitoring and Reporting Program has been prepared as part of the Initial Study.

Copies of the Application materials submitted are available for public inspection at the Coachella Development Services Department 53990 Enterprise Way, Coachella, CA 92236 between the hours of 7:00 am and 6:00 pm, Monday through Thursday. City Hall is closed on Fridays. (Se Habla Español).

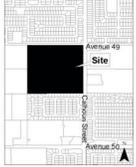
In addition to submitting written comments at the address noted above, you may email amoreno@coachella.org or call (760) 398-3102 before 4:30 p.m. on the day of the meeting to leave a voice message. You may request to speak via zoom by contacting the Planning Commission Secretary through the above means before 5:00 p.m. on the day of the meeting and requesting a Zoom link to the meeting. Public comments either received via email, telephonically or via Zoom must be limited to a maximum of 250 words written or three minutes spoken.

The live stream of the meeting may be viewed online by accessing the City's website at www.coachella.org, and clicking on the "Agendas/Minutes" tab located on the home page, and finding the Zoom Meetings link to the meeting on the posted agenda.

If any individual or group challenges this action in court, issues raised may be limited to those issues raised at the public hearing described in this notice or in written testimony. Any questions or comments may be directed to:

Adrian Moreno, Associate Planner
53-990 Enterprise Way,
Coachella, CA 92236
(760) 398-3102.

BY ORDER OF PLANNING
COMMISSION SECRETARY



Dec 7, 2025 #11086996