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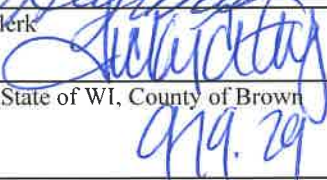
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NOTICE OF PUBLIC HEARING
CITY OF COACHELLA PLANNING COMMISSION MEETING
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Coachella will hold a public hearing on Wednesday, April 1, 2026 at 6:00 p.m. at 1515 Sixth Street, Coachella CA 92236 to consider oral and written testimony and make a recommendation to the City Council regarding Change of Zone 20-01, Tentative Parcel Map 37921, Conditional Use Permits 324, 325 and 326, Architectural Review 20-04, Development Agreement 25-02 and the Coachella Airport Business Park Environmental Impact Report (EIR, SCH #2023040106) for 48+ acres to be developed for industrial and commercial uses. The Project is located on the northwest corner of State Route 86 and Airport Boulevard in the City of Coachella, California. The site is identified as Assessor's Parcel Numbers (APN) 763-330-013, 763-330-018, and 763-330-029. The applicant proposes the development of 624,500 square feet of building space, consisting of warehouse, business park, self-storage and similar space, a gasoline service station and fast food restaurant with drive-through and an Imperial Irrigation District substation. Applicant: Empire Airport Co. LLC.



Pursuant to CEQA, an Environmental Impact Report (EIR, SCH #2023040106) was prepared for the project. The EIR concluded that the proposed project will not have a significant effect on the environment with the implementation of mitigation measures, with the exception of transportation impacts relating to vehicle miles traveled, which will remain significant and unavoidable.

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 kreif@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 5:30 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: Kendra Reif, Community Development Director 53-990 Enterprise Way, Coachella, CA 92236 (760) 398-3102

BY ORDER OF PLANNING COMMISSION SECRETARY
Pub: 3/13/26