

RESOLUTION NO. PC2026-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY APPROVE TENTATIVE TRACT MAP NO. 39330 FOR THE “COVA” PROJECT PROPOSING THE DEVELOPMENT OF A HOTEL, RESORT, RESIDENTIAL, AND COMMERCIAL PUBLIC BEACH CLUB LOCATED ON APPROXIMATELY 87 ACRES ON FOUR CONTIGUOUS PARCELS (APNS 780-040-001, 780-040-003, 780-060-001, AND 780-060-002) SOUTH OF AVENUE 52, WEST OF VAN BUREN STREET AND EAST OF CALHOUN STREET, AND DETERMINE, PURSUANT TO STATE CEQA GUIDELINES SECTION 15183, THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED. APPLICANT: RELEVANT COACHELLA OWNER, LLC

WHEREAS, on April 22, 2015, the City approved Resolution No. 2015-03 certifying the Program Environmental Impact Report (“EIR”) (SCH #2009021007) for the City of Coachella General Plan Update 2035 (“General Plan”) and Climate Action Plan; adopting environmental findings, a mitigation monitoring and reporting program, and a statement of overriding considerations; and approving the General Plan and Climate Action Plan pursuant to the California Environmental Quality Act, herein incorporated by reference; and

WHEREAS, on July 7, 2025, Relevant Coachella Owner, LLC (“Applicant”), submitted an application for a Tentative Tract Map, Architectural Review, Conditional Use Permit, Environmental Assessment, and Development Agreement for the proposed “COVA” project, consisting of hotel, resort, residential, and commercial, and public beach club uses on approximately 87 acres comprising four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002) located south of Avenue 52, west of Van Buren Street and east of Calhoun Street (“Project”); and

WHEREAS, the Applicant subsequently submitted an application for a Zoning Ordinance Amendment related to the Project; and

WHEREAS, Tentative Tract Map No. 39330 proposes the subdivision of the approximately 87-acre Project site to accommodate an integrated hospitality-focused mixed-use development consisting of 240 condominium cottages, 162 single-family residential units, hotel and resort amenities, a public beach club, restaurant and sports bar, together with associated circulation, drainage, utility, landscaping, parking, and other infrastructure improvements; and

WHEREAS, the Project site has a zoning designation of (R-C) Regional Commercial and a General Plan land use designation of Regional Retail District, which allows a residential density of 10 to 15 dwelling units per acre and a floor area ratio of 0.35 to 2.0. The Project proposes a residential density of approximately 14.4 dwelling units per acre and a floor area ratio of approximately 0.65, consistent with the development density

and intensity established by the General Plan; and,

WHEREAS, implementation of the single-family residential component shown on Tentative Tract Map No. 39330 is contingent upon the City Council's adoption and effectiveness of Zoning Ordinance Amendment No. 26-02, allowing single-family residential uses in conjunction with a resort use within the Regional Commercial (R-C) zone, and approval of Conditional Use Permit No. 407 authorizing such uses; and

WHEREAS, the proposed Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan pertaining to land use patterns, building and site design, and public right-of-way improvements; and,

WHEREAS, Public Resources Code section 21083.3 and State CEQA Guidelines section 15183 provide that a project consistent with the development density established by an existing general plan for which an EIR was certified does not require additional environmental review except as necessary to examine whether the project would result in project-specific significant effects peculiar to the project or its site; and

WHEREAS, the City, as lead agency under the CEQA, prepared a Modified Initial Study/Section 15183 Checklist for the Project (the "15183 Checklist"), to determine whether further environmental review of the Project is required; and

WHEREAS, the 15183 Checklist concludes that the Project would not result in any environmental effects that (1) are peculiar to the Project or the parcel on which the Project would be located; (2) were not analyzed as significant effects in the certified General Plan EIR; (3) are potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR; or (4) are previously identified significant effects that, as a result of substantial new information not known when the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. The 15183 Checklist further concludes that the potential environmental effects associated with the Project are within the scope of the impacts analyzed in the General Plan EIR and that all feasible mitigation measures from the General Plan EIR applicable to the Project, together with applicable uniformly applied development policies and standards, have been incorporated into or otherwise apply to the Project; and

WHEREAS, the Project site is located within Subarea 3 – Van Buren Corridor of the General Plan's Land Use and Community Character Element, and the proposed subdivision supports the Subarea's regional commercial development, connectivity, pedestrian access, and compatibility objectives through its proposed mix of uses, distributed access points, frontage improvements, landscaping, sidewalks, trails, and other required improvements; and

WHEREAS, the Subdivision Map Act also requires that, prior to any map approval, the City must find that the proposed subdivision, together with the provisions for its design and improvement of any tentative map or a parcel map, is consistent with the general plan and any applicable specific plan, and that the site is physically suitable for that type of development and the proposed density, and that the design of the subdivision is not likely

to cause serious public health problems, conflict with easements, or cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat (Government Code Section 66473.5); and

WHEREAS, the Tentative Tract Map is consistent with the General Plan and meets the Regional Retail District land use designation requirements and is consistent with the requirements outlined in the Coachella Municipal Code; and

WHEREAS, the Tentative Tract Map will not conflict with easements acquired by the public at large, for access through or use of property within the proposed tract map as all such improvements will be constructed to be adequate for the Project, and it will not cause substantial environmental damage or substantially avoidably injure fish, wildlife, or their habitat; and

WHEREAS, the proposed design of the tract map improvements contemplated by the proposed parcel subdivision is not likely to be detrimental to public health, safety, or welfare as adequate sewer and water systems will be available to the tract map. The parcels have the necessary infrastructure to adequately serve the proposed development and all proposed uses as allowed by the zoning ordinances that regulate the Project Site; and

WHEREAS, a notice of a public hearing to consider Tentative Tract Map No. 39330, Zoning Ordinance Amendment No. 26-02, Zoning Ordinance Amendment No. 26-03, Conditional Use Permit No. 396, Conditional Use Permit No. 407, Architectural Review No. 25-07, and Development Agreement No. 25-01 was issued in accordance with Coachella Municipal Code Section 16.12.110, 17.72.010J, 17.74.010G, 17.80.010E, and 17.100.060 inclusive of the publication on September 17, 2026, of a legal public hearing notice which was published in the Desert Sun, the City's newspaper of record and mailing of a public hearing notice to a certified list of property owners within 300 feet of the subject properties on September 17, 2026; and,

WHEREAS, on October 7, 2026, the Planning Commission held a duly noticed public hearing to consider the application for the Project during which evidence, both written and oral, including the staff report and supporting documents, was presented at said hearing; and,

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct and are incorporated into this Resolution by reference and constitute a material part of this Resolution.

SECTION 2. Compliance with California Environmental Quality Act. The Planning Commission has reviewed and considered the previously certified Coachella General Plan Update 2035 EIR (SCH No. 2009021007), the 15183 Checklist and supporting technical studies prepared for the Project, the staff report, all written and oral comments received, and the entire administrative record. Based on substantial evidence in the record, the Planning Commission recommends that the City Council make the following determinations:

- 1) The 15183 Checklist was prepared in compliance with CEQA and the State CEQA Guidelines and reflects the City's independent judgment and analysis.
- 2) The Project is consistent with the City's General Plan Update 2035 for which an EIR was certified.
- 3) The Project would not result in any environmental effects that: (a) are peculiar to the Project or the parcel on which the Project would be located; (b) were not analyzed as significant effects in the certified General Plan EIR; (c) are potentially significant off-site or cumulative impacts that were not discussed in the General Plan EIR; or (d) are previously identified significant effects that, as a result of substantial new information not known at the time the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.
- 4) All potential environmental effects associated with the Project are within the scope of the impacts analyzed in the General Plan EIR, and all feasible mitigation measures from the General Plan EIR applicable to the Project, together with applicable uniformly applied development policies and standards, have been incorporated into or otherwise apply to the Project.
- 5) The Project is exempt from further environmental review pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183.

The applicable mitigation measures adopted in connection with the General Plan Update 2035 EIR shall remain applicable to the Project and shall be incorporated into the Project's mitigation monitoring and reporting requirements.

SECTION 3. Tentative Tract Map Findings. Based upon the evidence presented at the hearing, including the staff report and written and verbal testimony, which are all incorporated herein by reference, the Planning commission hereby recommends to City Council the below findings and recommends a determination the Project complies with the necessary findings as required by Coachella Municipal Code Section 16.12 and the Subdivision Map Act. The Subdivision Map Act, in Government Code Section 66474, sets forth the findings required for tentative maps and are summarized as follows:

1. That the proposed map is not consistent with applicable general and specific plans;

The Project site is within the Regional Retail District land use designation of the City of Coachella's General Plan 2035 Update (General Plan). This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide

a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment. Like the other Centers and Districts of Coachella, the Regional Retail District is organized into blocks by a combination of public and private streets that provide addresses for the businesses and organize access and parking for them. The blocks of this District may be the largest in Coachella, with buildings, landscape and signage similarly scaled up in size, but not neglecting the importance of creating a comfortable and attractive pedestrian environment for shoppers.

This designation accommodates retail, lodging, entertainment, and single-family residential uses, with commercial activities serving regional clientele and residential uses supporting the commercial environment. The proposed COVA development integrates hotel and resort accommodations, residential units, recreational amenities, restaurants, and a public beach club within a coordinated development.

The residential component consists of 402 units, including 162 single-family residential units and 240 condominium cottages, within approximately 28 acres. Residential density is calculated using the acreage devoted to these units and excludes the commercial components of the project. The resulting density is approximately 14.4 dwelling units per acre (du/ac). The allowed development intensity in the Regional Retail District density range is 10-15 DU/AC. The Regional Retail District allows for a floor area ratio (FAR) between 0.35 and 2.0. The public sector uses have a combined FAR of approximately 0.65, which is consistent with the Regional Retail District standard of 0.35 to 2.0.

The project meets the intent and purpose, intended physical character, allowed land uses, and development intensity allowed in the Regional Retail District general plan designation. The project is compatible with the design standards for network connectivity, street design, parks and open space, and urban form guidelines of the Regional Retail District general plan designation.

The project site is located within Subarea 3 – Van Buren Corridor of the General Plan’s Land Use and Community Character Element. The subarea envisions a regional commercial destination that serves Coachella and neighboring communities while integrating new commercial development with surrounding neighborhoods. The proposed subdivision supports this vision by establishing lots for an integrated hospitality, residential, recreation, dining, and entertainment development. Its consistency with the applicable subarea policies is addressed below.

Subarea Policy 1 — Diversity of Retail and Services

The project would broaden the range of commercial services and visitor amenities available along the corridor through hotel and resort accommodations, restaurants, a public beach club, and recreational and entertainment facilities. These uses would serve visitors and provide additional dining and recreation opportunities for residents of Coachella and surrounding communities. The subdivision accommodates these activities within a

coordinated development, supporting the policy's objective of capitalizing on the corridor's regional location.

Subarea Policy 2 — Larger Commercial Uses

The proposed resort and public beach club are regional-serving commercial uses requiring coordinated areas for accommodations, recreation, parking, circulation, and supporting facilities. The subdivision provides separate lots for these functions while integrating them through common access and infrastructure. This arrangement supports the policy's allowance for larger commercial developments along the corridor.

Subarea Policy 3 — Transitions to Adjacent Residential Neighborhoods

The project incorporates perimeter landscaping, setbacks, walls, and designated access points to establish a transition between the development and surrounding properties. Proposed frontage improvements include landscaped buffers, sidewalks, and an equestrian trail along Calhoun Street, Avenue 52, and Van Buren Street. These features provide separation from project activities while improving the appearance and function of the adjoining streets.

The proposed conditions of approval will require that the project meet all operational requirements and standards as outlined in the Coachella Municipal Code pertaining to lighting, noise, commercial operations, and special events. Together, the site design and operational requirements are intended to limit conflicts between the resort and commercial activities and nearby residential uses.

Subarea Policy 4 — Connections to Adjacent Areas

The project proposes six vehicular access points distributed along Avenue 52, Calhoun Street, and Van Buren Street. Perimeter sidewalks and trail improvements would provide routes along the project frontage, while the internal circulation system would connect the residential accommodations, resort amenities, and commercial facilities.

These connections, together with the frontage improvements, support access between the development and adjacent areas.

Subarea Policy 5 — Pedestrian Amenities and Access to Commercial Entrances

The proposed frontage design includes separated six-foot sidewalks, landscaped buffers, trees, and an equestrian trail. These improvements would provide pedestrian facilities and landscaped separation along the adjoining streets.

With these features incorporated into the approved plans and conditions, the project would support the subarea's objective of providing a comfortable pedestrian environment and convenient access to commercial services.

Subarea Consistency Conclusion:

The proposed subdivision advances Subarea 3's commercial development objectives by accommodating regional-serving hospitality, dining, recreation, and entertainment uses. Its perimeter improvements and required compatibility measures support integration with surrounding development. Consistency with the subarea's connectivity and pedestrian design policies is supported by the public connections, crossing improvements, and entrance-access features identified in the proposed plans and conditions of approval.

The proposed subdivision accommodates an integrated mix of residential, lodging, recreation, dining, and entertainment uses consistent with the Regional Retail District designation. The residential component includes 402 units within approximately 28 acres, resulting in a density of approximately 14.4 dwelling units per acre. Commercial acreage is excluded from this residential density calculation.

As discussed above, the subdivision supports the applicable development objectives of Subarea 3 - Van Buren Corridor through its regional-serving commercial uses, frontage improvements, connections, and measures addressing compatibility with surrounding development. Based on this analysis and the required improvements identified in the conditions of approval, the proposed map is consistent with the General Plan. No applicable specific plan has been identified for the project site.

Implementation of the subdivision's single-family residential component is contingent upon City Council adoption and effectiveness of Zoning Ordinance Amendment No. 26-02, allowing single-family residential uses in conjunction with a resort use within the Regional Commercial (R-C) zone, and approval of Conditional Use Permit No. 407 authorizing those uses. The tentative map and accompanying project approvals shall incorporate this requirement.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;

The proposed subdivision organizes residential, condominium, commercial, recreational, and open-space uses within an integrated development consistent with the General Plan's Regional Retail District designation. The subdivision includes internal circulation facilities, common-access and emergency-vehicle easements, utility improvements, drainage facilities, and frontage improvements serving the resulting lots.

The Regional Retail District recognizes that block sizes may vary depending on the uses accommodated, while encouraging pedestrian and bicycle connections within larger developments. The project includes frontage improvements along Calhoun Street, Avenue 52, and Van Buren Street consisting of six-foot separated sidewalks, landscaped buffers, an equestrian trail, and associated landscaping. These improvements provide circulation along the project perimeter and access to project entrances. The internal circulation system connects the residential and lodging accommodations with resort amenities and supporting facilities.

The private resort component does not provide connections at every interval suggested by the General Plan. However, the combination of perimeter routes, distributed access points, and internal circulation supports movement around and within the development. Publicly

accessible commercial facilities must provide pedestrian access from adjoining public sidewalks, with the applicable access improvements incorporated into the proposed plans and conditions of approval.

The project also supports Subarea 3 — Van Buren Corridor by accommodating regional-serving commercial activities, providing frontage improvements, and incorporating landscaped transitions between the development and surrounding properties. Grading, drainage, utility, and circulation improvements are subject to City review and the applicable conditions of approval.

For these reasons, the proposed subdivision design and required improvements are consistent with the City of Coachella General Plan. No applicable specific plan has been identified for the project site.

3. That the site is not physically suitable for the type of development;

The approximately 87-acre site provides land for the proposed residential and condominium development, hotel and resort uses, public beach club, supporting commercial facilities, recreational amenities, internal circulation, and drainage improvements. The proposed project is physically suitable for the proposed development project. The project is compatible with general plan guidelines of the Regional Retail District general plan designation. The project is in compliance with density requirements of the Regional Retail District general plan designation. In addition to meeting the proposed density requirements, the project proposed two access points along Avenue 52, two along Calhoun Street, and two along Van Buren Street to serve its public commercial and private resort components.

The conditions of approval require a comprehensive drainage report, precise grading and improvement plans, water and sewer plans, and compliance with the applicable engineering studies. These requirements address site grading, stormwater management, utility connections, and the improvements necessary to serve the resulting lots. Fire Department requirements address emergency access, fire protection water supply, and required fire flow.

Based on the supporting engineering and geotechnical analyses, and with implementation of the required improvements and applicable conditions of the approval, the site is physically suitable for the proposed type of development.

4. That the site is not physically suitable for the proposed density of development;

The site is physically suitable for the proposed density of development. Allowed land uses in the Regional Retail District general plan designation include retail, lodging, entertainment, and residential uses at a development intensity of 10 - 15 DU/AC. The proposed project is for the development of a hotel, resort, residential, and commercial public beach club. The project proposes a mixed-use development, consisting of a total of 402 units on approximately 28 acres (14.4 du/acre), which is consistent with the General Plan residential density range of 10 – 15 dwelling units per acre. The commercial component of the proposed project has a combined FAR of approximately 0.65, which is consistent with the Regional Retail District standard of 0.35 to 2.0.

The residential component is situated within a larger development that provides additional areas for circulation, recreational amenities, open space, drainage, and supporting infrastructure. The proposed subdivision establishes lots and access arrangements to accommodate these functions.

The conditions of approval require the applicant to provide the water, sewer, drainage, circulation, and fire protection improvements necessary to serve the proposed development. The required improvements must accommodate the residential component together with the demands of the commercial and resort uses, consistent with the supporting engineering studies and service-provider requirements.

Based on the proposed development arrangement and implementation of the required improvements, the site is physically suitable for the proposed density.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City is the lead agency for purposes of CEQA for this Project. The City prepared a Modified Initial Study/ 15183 Checklist (15183 Checklist) to evaluate whether the proposed Project requires further review under the California Environmental Quality Act (CEQA).

The General Plan Update Environment Impact Report (EIR) determined that biological-resource impacts would be less than significant.¹ Although growth projected under the GPU could result in the loss of foraging habitat for migratory species, those impacts are expected to be less than significant due to the significant tracts of land that would be set aside as open space as proposed by the GPU Land Use Plan.²

The Project site consists primarily of agricultural development including date palms, grapevines, and other cultivated areas, together with disturbed and developed areas. . An irrigation pond occurs in the central-northern area of the site with nearby pump housing and additional support structures. Disturbances have eliminated the natural plant communities that historically occurred on the project site. The biological assessment prepared by ELMT Consulting identified no native or special-status natural communities, jurisdictional drainage or wetland features, designated critical habitat, or mapped wildlife corridors or linkages. The irrigation pond is an artificial agricultural feature that does not support fish, riparian habitat, or hydrophytic vegetation. The site is also outside a CVMSHCP Conservation Area, and the CVMSHCP does not identify modeled habitat for a covered species within or adjacent to the site. No special-status species were observed during the field survey, and the assessment found no burrowing owls, owl sign, or suitable burrows.

1 City of Coachella, 2035 GPU Draft EIR, Biological Resources, at 4.3-28.

2 *Ibid.*

To ensure no impact occurs to migratory birds, the biological report suggests a pre-construction nesting bird clearance survey which will be conducted prior to ground disturbance if construction occurs between February 1st and August 31st. This recommendation is consistent with the requirements of the MBTA, California Fish and Game Code, and USFWS.

The project would be consistent with the biological-resources analysis within the GPU EIR. The project would not create new impacts or increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems; and

The proposed subdivision is subject to conditions requiring approved water and sewer plans, necessary utility connections and improvements, and drainage facilities designed to manage on-site runoff and existing tributary flows. The applicant must construct the improvements necessary to serve the development in accordance with City and applicable service-provider requirements.

The conditions of approval also require stormwater quality management, construction stormwater controls, and dust and erosion control measures. Fire protection requirements address emergency access, adequate fire protection water supply, and required fire flow.

The recreational lagoons must comply with applicable health and sanitation requirements and obtain the necessary agency approvals for their construction and operation. Water treatment, disinfection, and recreational use must meet the requirements of the Riverside County Department of Environmental Health. The proposed stormwater detention lake is separate from the recreational lagoons and is not intended for swimming or other water-contact recreation.

The Section 15183 Checklist determined that construction and operational emissions would remain below applicable South Coast AQMD regional and localized significance thresholds, including at nearby sensitive receptors, and would not result in a peculiar, new, or substantially more severe air-quality impact than analyzed in the General Plan EIR. Compliance with South Coast AQMD Rules 402, 403, and 403.1 and Chapter 8.20 of the Municipal Code would control nuisance emissions and fugitive dust.

With implementation of the required utility, drainage, fire protection, and sanitation requirements, the subdivision design and proposed improvements are not likely to cause serious public health problems.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The proposed map will not conflict with any public easements acquired for access or use by the public at large within the proposed development project. The Riverside County Office of the Fire Marshal, City of Coachella Engineering Department/Public Works Department, Coachella Water Authority, and the County of Riverside have reviewed the proposed project and no concerns pertaining to easements were identified. The subdivision of land will not conflict with easements for access through or use of property and as such, the development project's design is confirmed to be in harmony with existing public easements.

SECTION 4. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Community Development Director is the custodian of the record of proceedings.

SECTION 5. Execution of Resolution. The Planning Commission Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 6. Recommendation to City Council. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission recommends that the City Council conditionally approve Tentative Tract Map No. 39330 for the "COVA" project proposing the development of a hotel, resort, residential, and commercial public beach club located on approximately 87 acres on four contiguous parcels (APNs 780-040-001, 780-040-003, 780-060-001, and 780-060-002) south of Avenue 52, west of Van Buren Street and east of Calhoun Street ("Project"). The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A", Tentative Tract Map in "Exhibit B", Site Plan "Exhibit C", and Development Plan Set in "Exhibit D" of this Resolution. Failure to demonstrate compliance with these conditions of approval may result in the delay of the Proposed Use or the rescinding of the City of Coachella's conditional approval. Where the term "Applicant" is used in any condition of approval, this term shall also apply to the Property Owner, any developer, or any successor in the interest of the Applicant. It is the Applicant's or Applicant's successor in interest responsibility to fully comply with the conditions of approval unless subsequently modified in accordance with the City's required processes and procedures.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 7th day of October 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney