

CITY COUNCIL RESOLUTION NO. 2026-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, CERTIFYING THE COACHELLA AIRPORT BUSINESS PARK DEVELOPMENT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2023040106); ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the City Council of the City of Coachella did, on October 14, 2026, hold a duly noticed Public Hearing to consider the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), as mandated by State law for the master planned development of 43± acres of vacant land located at the northwest corner of Airport Boulevard and State Highway 86, and identified as Assessor's Parcel Numbers 763-330-013, 763-330-018, and 763-330-029; and

WHEREAS, the Planning Commission conducted a properly noticed public hearing on April 1, 2026 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and

WHEREAS, following the public hearing, the Planning Commission voted to recommend to the City Council approval of the Environmental Impact Report on a 4-0 vote, with one member absent, and directed staff to prepare Findings and a Statement of Overriding Considerations for consideration by the City Council; and

WHEREAS, the City published a public hearing notice in The Desert Sun newspaper on October 2, 2026 and a public hearing notice was mailed to property owners within a radius of 300-feet of the subject property on October 1, 2026, pursuant to Section 17.74.010G of the Coachella Municipal Code.; and

WHEREAS, pursuant to Section 21067 of the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) ("CEQA"), and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000 et seq.), the City of Coachella is the Lead Agency for the Proposed Project; and

WHEREAS, the City issued a Notice of Preparation ("NOP") of a Draft EIR for the Airport Business Park on or about September 18, 2023, and it was transmitted to the State Clearinghouse, local and regional agencies, and posted at the Riverside County Clerk's office for a 30-day comment period where comments and participation were sought from the public and all interested and affected groups and agencies; and

WHEREAS, on or about July 21, 2025, the City published a Notice of Availability ("NOA") which initiated a 45-day public review and comment period of the Draft EIR for the Proposed Project and released the Draft EIR for public review and comment between July 21 to September 3, 2025; and

WHEREAS, pursuant to State CEQA Guidelines Section 15086, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and other interested parties during the 45-day public review and comment period and received 17 comments; and

WHEREAS, the City prepared a Final EIR, consisting of the comments received during the public review and comment period on the Draft EIR, written responses to those comments, revisions to the Draft EIR and a Mitigation Monitoring and Reporting Program for the Project. For the purposes of this Resolution, the “EIR” shall refer to the Draft EIR, as revised by the Final EIR, together with the other sections of the Final EIR; and

WHEREAS, the EIR found that although most environmental impacts of the project can be reduced to less than significant levels, impacts to vehicle miles traveled will remain significant and unavoidable; and

WHEREAS, the environmental impacts identified in the EIR that the Lead Agency finds are of no impact or constitute a less than significant impact and do not require mitigation are described in Sections IV of Exhibit A; and

WHEREAS, the environmental impacts identified in the EIR as potentially significant but which the Lead Agency finds can be mitigated to a less than significant level through the incorporation of feasible Mitigation Measures identified in the EIR are described in Section III of Exhibit A; and

WHEREAS, the environmental impacts identified in the EIR as potentially significant but which the Lead Agency finds cannot be mitigated to a less than significant level, despite the imposition of feasible Mitigation Measures identified in the EIR are described in Section II of Exhibit A; and

WHEREAS, alternatives to the Proposed Project that might eliminate or reduce significant environmental impacts are described in Section VII of Exhibit A; and

WHEREAS, the Mitigation Monitoring and Reporting Program setting forth the mitigation measures to which the Lead Agency shall bind itself, is attached hereto as Exhibit B; and

WHEREAS, prior to taking action, the Lead Agency has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the EIR, and all oral and written evidence presented to it during all meetings; and

WHEREAS, the EIR reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Proposed Project; and

WHEREAS, the Lead Agency has not received any comments or additional information that constituted substantial new information requiring recirculation under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS, all the requirements of CEQA, and the State CEQA Guidelines, have been satisfied by the City in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects have been adequately evaluated; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the City Council.

SECTION 2. That the City Council does adopt the Statement of Overriding Considerations contained in Section VIII of Exhibit A, attached hereto and incorporated herewith by this reference.

SECTION 3. The City Council hereby adopts the Mitigation Monitoring and Reporting Program attached to this Resolution as Exhibit B. Implementation of the mitigation measures contained in the Mitigation Monitoring and Reporting Program is hereby made a condition of approval of the Project. In the event of any inconsistencies between the mitigation measures set forth herein and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

SECTION 4. The City Council finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA, the State CEQA Guidelines and the City's Local CEQA Guidelines and that the EIR reflects the independent judgment and analysis of the City Council.

The City Council declares that no evidence of new significant impacts as defined by the State CEQA Guidelines section 15088.5 has been received by the City Council after circulation of the Draft EIR which would require recirculation.

Therefore, the City Council hereby certifies the EIR, based on the entirety of the record of proceedings.

SECTION 5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Coachella Civic Center, 53-990 Enterprise Way, Coachella CA 92236. The custodian for these records is the Development Services Director or designee. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2).

PASSED, APPROVED, and ADOPTED at a regular meeting of the City of Coachella City Council, held on October 14, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dr. Frank Figueroa Mayor

ATTEST:

Angela M. Zepeda City Clerk

APPROVED AS TO FORM:

BEST, BEST & KRIEGER

City Attorney

RESOLUTION 2026-58

EXHIBIT A

FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

RESOLUTION 2026-58

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM