

RESOLUTION NO. 2026-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CONDITIONALLY APPROVING CONDITIONAL USE PERMIT 324, CONDITIONAL USE PERMIT 325, CONDITIONAL USE PERMIT 326, TENTATIVE TRACT MAP NO. 39721, AND ARCHITECTURAL REVIEW 20-04, FOR THE PROPOSED AIRPORT BUSINESS PARK PROJECT CONSISTING OF 43± ACRES LOCATED AT THE NORTHWEST CORNER OF AIRPORT BOULEVARD AND STATE ROUTE 86, APN 763-330-013, 763-330-018, and 763-330-029 APPLICANT: EMPIRE AIRPORT LLC.

WHEREAS, in June of 2020, Empire Airport LLC, submitted applications for a Change of Zone, three Conditional Use Permits, a Tentative Parcel Map, and an Architectural Review and associated environmental documentation for the development of a master planned industrial and business park with convenience commercial uses, and subsequently, in 2025, submitted a Development Agreement application for 43± acres at the northwest corner of Airport Boulevard and State Route 86 (“the Project”); and,

WHEREAS, the Project site is designated Industrial District in the City of Coachella General Plan; and,

WHEREAS, the Project is consistent with and intended to implement the vision of the Coachella Municipal Code and the General Plan 2035 pertaining to land use patterns, building and site design, and public right-of-way improvements; 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, the City Council of the City of Coachella did, on October 14, 2026 hold a duly noticed Public Hearing to consider a request by Empire Airport LLC for approval of Change of Zone, CZ 20-01, Tentative Parcel Map 39721, CUP 324, CUP 325, CUP 326, AR 20-04 and DA 25-02 for 43± acres of land located at the northwest corner of Airport Boulevard and SR 86 (APNs 763-330-013, 763-330-018, and 763-330-029), and certification of the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), and adoption of a Mitigation Monitoring and Reporting Program, CEQA Findings and a Statement of Overriding Considerations, in conformance with the California Environmental Quality Act, 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, the City prepared the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106) which determined that all impacts except those associated with Vehicle Miles Traveled (VMT) could be mitigated to less than significant levels; and,

WHEREAS, the City circulated the EIR for public comment between July 21 and September 3, 2025, received 17 comment letters from various agencies, private parties and Native American Tribes; and,

WHEREAS, the City has prepared responses to the comments received on the EIR, as well as minor changes and corrections to the EIR document, and assembled them in the Final EIR provided to the City Council; and,

WHEREAS, the City Council has adopted Resolution No. 2026-58 certifying the EIR, and adopting a Mitigation Monitoring and Reporting Program, CEQA Findings and a Statement of Overriding Considerations; and,

WHEREAS, the Zone Change and Development Agreement are being adopted by separate ordinances in accordance with state and City law; 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 all components of the project on a 4-0 vote, with one member absent; and

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

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

SECTION 1. Recitals. The City Council 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. Environmental Findings. The City Council has reviewed the Coachella Airport Business Park Development Environmental Impact Report (SCH No. 2023040106), the Final EIR and other documents contained in the administrative record for the Project. The City Council has adopted Resolution No. 2026-58 certifying the Final EIR and adopting the Mitigation Monitoring and Reporting Program, CEQA Findings and Statement of Overriding Considerations, which are hereby incorporated herein by this reference.

SECTION 3. Tentative Parcel Map 39721, CUP 324, CUP 325, CUP 326, and AR 20-04. The City Council hereby approves the Project applications, subject to the findings in the staff report, and the conditions of approval attached as Exhibit A.

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, 53-990 Enterprise Way, Coachella CA 92236. The Development

Services Director is the custodian of the record of proceedings. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2).

SECTION 5. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 6. City Council Approval. Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council conditionally approves Tentative Parcel Map 39721, CUP 324, CUP 325, CUP 326 and AR 20-04, for the proposed Airport Business Park project consisting of 43± acres located at the northwest corner of Airport Boulevard and State Route 86, APN 763-330-013, 763-330-018, and 763-330-029. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit A, and the Tentative Tract Map and Development Plan Set in Exhibit B 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 use permit 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.

PASSED APPROVED and ADOPTED this 14th day of October 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
City Attorney

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EXHIBIT A

CONDITIONS OF APPROVAL

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EXHIBIT B

PROJECT PLANS