

**RESOLUTION NO. PC2022-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA AFFIRMING THE DIRECTOR'S DECISION FOR ARCHITECTURE REVIEW 21-10 AND DENYING THE APPLICANT'S REQUEST TO REMOVE STREET IMPROVEMENT CONDITIONS OF APPROVAL FOR THE PROPOSED WOODSPUR FARMS PV (SOLAR FARM) PROJECT, WILLIAM HSIEN, APPLICANT.**

**WHEREAS**, William Hsien, filed an application for Architecture Review 21-10 Administrative Review (AR 21-10 Admin) to allow the installation of a 4.7-acre solar farm (4,996 panels) within an existing agricultural packaging and processing facility, Woodspur Farms zoned M-H (Heavy Industrial) zoning district, located at 52200 Industrial Way; Assessor's Parcel No. 763-400-021 ("Project Site"); and,

**WHEREAS**, the Planning Division has determined the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to section 15268 (Ministerial Projects). The City has determined that supplementary accessory structures that are incidental to a primary use, such as the ground mounted solar farm to offset the facilities power usage is a "ministerial" project requiring no discretionary reviews and approvals. Therefore, this project is exempt from environmental review pursuant to the CEQA Guidelines; and,

**WHEREAS**, the Planning Commission is acting as a quasi-judicial capacity reviewing a matter that concerns the property rights of a particular individual and thus this item in a non-hearing item; and,

**WHEREAS**, the applicant filed an appeal to the Planning Commission of the Director's decision to uphold AR 21-10 (Admin) and the associated conditions of approval; and,

**WHEREAS**, at the Planning Commission meeting, February 16, 2022, the Applicant and applicant's representative were present and were afforded an opportunity to present the project with appeal to remove the street improvement conditions of approval AR 21-10 (Admin) of the Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Coachella, California does hereby affirms the Director's decision to uphold the Architecture Review 21-10 (Admin), subject to the findings listed below.

Section 1. The above recitals are hereby incorporated by reference.

Section 2. The conditions of approval under the street improvement section contained in the Decision Letter are less than the standard requirement required for a typical project. Since the proposed solar farm project will provide additional energy source, potentially offset energy usage while harnessing clean energy benefitting the community as a whole, less that standard requirement has been imposed on the applicant. A typical street improvement condition would have included lighting, curb/gutter and landscape to the conditions of approval.

**PASSED APPROVED and ADOPTED** this 16th day of February 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

**ATTEST:**

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Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA    )  
COUNTY OF RIVERSIDE   ) ss  
CITY OF COACHELLA     )

**I HEREBY CERTIFY** that the foregoing Resolution No. PC-2022-02 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 16<sup>th</sup> day of February 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Secretary