

RESOLUTION NO. PC 2025-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COACHELLA THE CONDITIONAL APPROVAL OF ENVIRONMENTAL ASSESSMENT NO. 25-02 ASSESSMENT NO. 25-02 FOR THE ADOPTION OF AN INITIAL STUDY WITH MITIGATED NEGATIVE DECLARATION, FOR THE PROPOSED 257-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION PROJECT LOCATED ON THE 39.98 ACRES SITE AT THE SOUTHWEST CORNER OF CALHOUN STREET AND AVENUE 49, APN 612-260-010; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15063 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: PACIFIC MODERN BUILDERS LLC

WHEREAS, on April 15, 2025, the applicant, Rod Vandenburg on behalf of Pacific Modern Builders, LLC., submitted a Tentative Tract Map application, Conditional Use Permit application, and associated environmental documentation for the subdivision of 39.98 acres of land for the development of a 257 single family home planned unit development and associated improvements on the southwest corner of Calhoun Street and Avenue 49 (“the Project”); and,

WHEREAS, the Site is located within the City of Coachella off of Calhoun Street and Avenue 49 within Riverside County, California (Assessor Parcel Numbers 612-260-010) (“Property”); and,

WHEREAS, the site has a zoning designation of General Neighborhood and a General Plan 2035 land use designation of General Neighborhood; 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, pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and CEQA Guidelines Section § 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), a public agency shall prepare or have prepared a proposed negative declaration or a mitigated negative declaration for a project subject to CEQA when the initial study identifies potentially significant impacts but revisions in the project plan or proposals made by or agreed to by the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and,

WHEREAS, pursuant to CEQA Guidelines Section § 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration), an initial study with mitigated negative declaration was prepared for the Proposed Project (“Initial Study/Mitigated Negative Declaration), and mitigation measures have been incorporated into the Mitigated Negative Declaration and will be imposed on the Proposed Project through the City’s

adoption of a Mitigation Monitoring and Reporting Program (“MMRP”) in compliance with CEQA Guidelines Section 15070(d); and,

WHEREAS, pursuant to CEQA Guidelines Section § 15073 (Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration), comments were received pertaining to the Initial Study/Mitigated Negative Declaration and added to the administrative record; and,

WHEREAS, a notice of a public hearing to consider Tentative Tract Map No. 39051, Conditional Use Permit No. 390, and Environmental Assessment 2025-02 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on December 7, 2025, 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 December 2, 2025; and,

WHEREAS, on December 17, 2025, 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, at the conclusion of the public hearing and following discussion, the Planning Commission approved this Resolution for the conditional approval of the Calhoun Subdivision Project as conditioned with the motion vote outcome specified in the meeting minutes for the December 17, 2025, Planning Commission meeting.

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. Environmental Findings. The Planning Commission has independently reviewed the Initial Study with Mitigated Negative Declaration and the administrative record for the proposed project, including all oral and written comments received during the document circulation period, public hearing, the staff report, and all attachments thereto, which are all incorporated herein by reference and are on file with the Community Development Department for the City of Coachella, and the Planning Commission finds that:

- A. The Initial Study with Mitigated Negative Declaration (EA 2025-02) has been completed in compliance with CEQA and reflects the agency's independent judgment

and analysis.

- B. All environmental impacts of the Proposed Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program.
- C. There is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project, as revised, may result in significant environmental impacts.
- D. The Planning Commission hereby approves and adopts the Initial Study with Mitigated Negative Declaration (EA 2025-02) pursuant to Public Resources Code section 21080(c)(2).
- E. Pursuant to Public Resources Code section 21081.6, the Planning Commission approves and adopts the MMRP prepared for the Project, which shall be fully complied with as specified in this Resolution and the Conditions of Approval set forth herein.

SECTION 3. 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 Development Services Director is the custodian of the record of proceedings.

SECTION 4. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 5. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends to the City Council conditional approval of Environmental Assessment No. 25-02 for the adoption of an Initial Study with Mitigated Negative Declaration, for the proposed 257-lot single family residential subdivision project located on the 39.98 acres site at the southwest corner of Calhoun Street and Avenue 49, APN 612-260-010; And determining that the project is compliant with Section 15063 Of The California Environmental Quality Act (CEQA) Guidelines. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, and Planned Unit Development 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 17th day of December 2025.

Isela Murillo, Chairperson
Coachella Planning Commission

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC-2025-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 17th day of December 2025, by the following roll

call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Commission Secretary