

RESOLUTION NO. PC 2025-22

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 TENTATIVE TRACT MAP NO. 39051, 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 15073 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. APPLICANT: ROD VANDENBURG, 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, 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 2035 and meets the General Neighborhood 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 parcel subdivision 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 subdivision 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 two resultant parcels. 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. 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. Tentative Tract Map Findings. Based upon the evidence presented at the hearing, including the staff report, the Planning Commission hereby finds and determines 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. The location of the project site has a General Plan land use designation of General Neighborhood which permits the development of single-family residential homes and community amenities. Further, the General Neighborhood land use designations allow for the development of 7-25 dwelling units per acre. As such, the Tentative Tract Map is consistent with the permitted land use designation of single-family homes, as it is proposing 7.29 du/ac. The project further proposes the development of community amenities such as a community park with tot lot, basketball court, ramadas with picnic tables, a turf grass area, and a partially landscaped retention basin with passive walking trails. The open-space parks planned within the project area fulfill the Planned Unit Development and General Neighborhood open space requirements. For the foregoing reasons, the Tentative Map is consistent with the General Plan and is not inconsistent with any element of its General Plan designation.
2. The location of the project site has a General Plan land use designation of General Neighborhood which permits the development of single-family residential homes and community amenities. Further, the General Neighborhood land use designations allow for the development of 7-25 dwelling units per acre. As such, the Tentative Tract Map is consistent with the permitted land use designation of single-family homes, as it is proposing 7.29 du/ac and is consistent with the General Plan. The project is proposing a PUD that would permit flexible standards for smaller lot sizes. The PUD is proposing 257 units in total with 144 lots each encompassing a minimum of 3,400 sf lots and 113 lots each encompassing a minimum of 4,050 sf. If the PUD is approved, the Tentative Map would be consistent with the applicable PUD development standards.
3. The proposed project has a General Plan land use designation and zoning designation of General Neighborhood which permits the development of single-family residential homes and community amenities of 7-25 dwelling units per acre. As such, the Tentative Tract Map is consistent with the permitted land use designation and zoning designation of single-family homes, as it is proposing 7.29 du/ac. In addition to meeting the proposed density requirements, two vehicular access points include one located on the north side from Avenue 49 and one on the east side from Calhoun Street would provide access to the project that has been determined to be suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. Infrastructure to serve the proposed parcels have been assessed and determined to be available from the water and electrical utilities. Furthermore, the site has no

topographical constraints and the proposed uses are consistent with that has been analyzed in the General Plan, the Coachella Municipal Code, and Planned Unit Development. Therefore, it can be determined that the proposed subdivision is physically suitable for the site.

4. The proposed project has a General Plan land use designation and zoning designation of General Neighborhood which permits the development of single-family residential homes and community amenities of 7-25 dwelling units per acre. As such, the Tentative Tract Map is consistent with the permitted land use designation and zoning designation of single-family homes, as it is proposing 7.29 du/ac. Therefore, it can be determined that the proposed subdivision is physically suitable for the proposed density of development.
5. An Initial Study with Mitigated Negative Declaration (IS/MND) was completed to address the potential impacts from the implementation of the project. The environmental analysis includes but is not limited to the analysis of environmentally sensitive areas, potential impacts to natural vegetation and significant trees, watercourses, historic buildings and places, and other features of value to the community. The proposed project will develop currently vacant highly disturbed land in west Coachella. The existing setting does not contain any significant trees, watercourses, or historic buildings or places. The parcel has minimal natural vegetation, and what is there is common to many vacant parcels within the City of Coachella and the greater Coachella Valley. The scarce natural vegetation will be removed during the preliminary grading phase of the development of the site, and the IS/MND found that with the adoption of mitigation measures, any potential impact will be mitigated to have a less than significant impact. The project will adopt a Mitigation and Monitoring Reporting Program (MMRP) that will certify mitigation measures to protect environmentally sensitive land uses and species within the project area.
6. Tentative Tract Map No. 39051 proposes the subdivision of a net acreage of 35.24-acre parcels into 257 parcels. As reviewed and conditioned by the City of Coachella Public Works Department and Coachella Water Authority and Sanitation District, adequate sewer and water systems are currently available and will be accessible to the resultant parcels. As conditioned by the City of Coachella Public Works Department, Coachella Water Authority and Sanitation District, and Imperial Irrigation District, the project has the necessary infrastructure to adequately serve the resultant parcels and all proposed uses as allowed by the City of Coachella General Plan and the Coachella Municipal Code.
7. As proposed, TTM No. 39051 will not conflict with any public easements acquired for access or use by the public at large within the proposed subdivision. The Riverside County Office of the Fire Marshal and Engineering Department/Public Works Department have reviewed and approved the access points to the site. The subdivision of land will not conflict with easements for access through or use of property and as such, the subdivision'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 Development Services Director is the custodian of the record of proceedings.

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

SECTION 6. 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 approval of Tentative Tract Map No. 39051, 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 15073 Of The California Environmental Quality Act (CEQA) Guidelines. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit “A”, Tentative Tract Map in “Exhibit B”, and Development Plan Set in “Exhibit C” 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-2025-22, 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