

**RESOLUTION NO. PC2023-10**

**A RESOLUTION OF THE COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE OF GENERAL PLAN AMENDMENT NO. 23-01 TO CHANGE THE LAND USE DESIGNATION FROM URBAN EMPLOYMENT CENTER TO INDUSTRIAL DISTRICT ON A 38.8 ACRE SITE (APN 763-260-001) LOCATED AT THE SOUTHEAST CORNER OF AVENUE 54 AND TYLER STREET. APPLICANT: MAHLON TOBIAS**

**WHEREAS**, the Applicant has filed an application for General Plan Amendment 23-01 for a land use designation amendment, along with Environmental Assessment 23-01, (collectively the “Project Approvals”), to change the land use designation from “Urban Employment Center” to “Industrial District” on a 38.8 acre site (APN 763-260-001) located at the southeast corner of Avenue 54 and Tyler Street.

**WHEREAS**, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

**WHEREAS**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

**WHEREAS**, by way of preparation of an Addendum, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

**WHEREAS**, based on that analysis, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

**WHEREAS**, the Addendum, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s Local CEQA Guidelines; and

**WHEREAS**, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of General Plan Amendment 23-01 the Planning Commission of the City of Coachella adopted Resolution No. PC2023-09 recommending that the City Council adopt the Addendum to the certified CGPU EIR.

**WHEREAS**, on May 17, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

**WHEREAS**, after said public hearing, the Planning Commission recommended that the City Council approve this Resolution; and,

**WHEREAS**, the conditions as shown in “Exhibit A” stipulated by the City are necessary to protect the public health, safety and welfare of the community.

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

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

**SECTION 1. Recitals.** The above recitals are true and correct and incorporated herein as findings of fact.

**SECTION 2. General Plan Amendment No. 23-01.** The Planning Commission hereby approves a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” to change the designation from “Urban Employment Center” to “Industrial District” as shown in “Exhibit B” attached and made a part hereto.

**SECTION 3. Findings.** The Planning Commission finds that the Amendment to the General Plan proposed in “Exhibit B” are consistent with the goals and policies of the General Plan and Industrial District land use is an appropriate land use considering General Plan designations surrounding the site are Industrial District and existing businesses in the vicinity include more intensive industrial uses.

The subject site is located within Subarea 5 – Airport District, and complies with the policy direction of that District to limit heavy industrial to the vicinity of Grapefruit Avenue and 54th Street. The subject site is located within Zone C and D of the Airport Land Use Compatibility Plan and therefore the proposed project is required to be reviewed by the Airport Land Use Commission (ALUC). On April 13, 2023, ALUC found City of Coachella Case No. GPA 23-01 to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006).

**SECTION 4. CEQA.** Pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review. By way of preparation of an Addendum (Exhibit A of Resolution No. PC2023-10), the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA

Guidelines section 15162. No new significant impacts would occur as a result of the proposed project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines would apply. As such, an EIR addendum is the appropriate document to comply with CEQA requirements for the proposed Project.

**SECTION 5. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. City Clerk is the custodian of the record of proceedings.

**SECTION 6. Execution of Resolution.** The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.



**APPROVED AND ADOPTED** by the members of the City of Coachella Planning Commission on this 17<sup>th</sup> day of May, 2023.

---

Ruben Gonzalez,  
Planning Commission Chair

ATTEST:

---

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

---

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 17<sup>th</sup> day of May, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary