

RESOLUTION NO. PC2026-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 399 FOR THE CONSTRUCTION OF AN 85-FOOT HIGH WIRELESS COMMUNICATIONS “MONO-PALM” FACILITY ON A 2,500 SQUARE-FOOT LEASED AREA LOCATED AT 49640 OATES LANE (APN 603-300-013), AND DETERMINING THAT THE PROPOSED PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTIONS 15303 AND 15332 .

WHEREAS, APC Towers has filed an application for Conditional Use Permit No. 399 to construct an 85-foot high wireless communications facility proposed on 2,500 square feet of leased space within a truck storage yard located at 49640 Oates Lane (APN 603-300-013); and

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit No. 399 to allow the Project; and

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City’s General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and

WHEREAS, the site for the proposed conditional use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and

WHEREAS, the project was reviewed for compliance with the California Environmental Quality Act (“CEQA”) and staff determined that the project is exempt from further environmental review under CEQA Section 15303, New Construction of Small Structures and Section 15332, Infill Development Project; an

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community; and

WHEREAS, on May 6, 2026, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing wherein the public was offered an opportunity to testify regarding the project and the Commission considered the Conditional Use Permit as presented by the applicant, adopting the finding, conditions, and staff recommendations; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California, does hereby approve Conditional Use Permit No. 399 with the findings

listed below and subject to the Conditions of Approval for the APC Towers project contained in “Exhibit A” and made a part herein.

Section 1. Incorporation of Recitals. The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings. The Planning Commission finds the Project categorically exempt from the provisions of the California Environmental Quality Act under Sections 15303 and 15332 of the State CEQA Guidelines.

The Project is exempt under Section 15303 because it consists of the construction and operation of a small new utility structure, specifically an 85-foot wireless communications facility (mono-palm) and associated ground equipment within a 2,500-square-foot leased area of an industrial site. Accordingly, the Project falls within the Class 3 exemption.

The Project is exempt under Section 15332 because it consists of in-fill development within city limits on a project site of less than five acres that is substantially surrounded by urban uses. The Project site is located within an existing industrial property in the Manufacturing Service (M-S) zone and is consistent with the applicable General Plan designation and zoning regulations. The site has no value as habitat for endangered, rare, or threatened species, and the Project would not result in significant impacts related to traffic, noise, air quality, or water quality. The site is adequately served by all required utilities and public services. Accordingly, the Project falls within the Class 32 exemption.

Furthermore, none of the exceptions to the use of categorical exemptions set forth in State CEQA Guidelines Section 15300.2 apply. The Project will not result in a cumulatively considerable environmental impact, as it involves a single telecommunications facility and does not contribute to significant impacts related to traffic, noise, air quality, or public services. The Project site is developed and does not contain environmentally sensitive resources. The Project would not impact scenic resources within a state-designated scenic highway, is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and would not cause a substantial adverse change in the significance of a historical resource, as no such resources are present on or near the site.

Staff is hereby authorized and directed to prepare, execute, and file a Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

Section 3. Conditional Use Permit Findings:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the General Plan in that the project is generally consistent with the goals, policies and implementing actions of the Coachella General Plan. The proposed project increases existing communication infrastructure to expand service to wireless customers in the vicinity. This project is consistent with the Goals and Objectives identified in the General Plan

Infrastructure and Public Services Element because Goal No. 6 promotes easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City.

2. The proposed use will be located, designed, constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The Mono-Palm design provides a stealthing solution that integrates the facility into its surrounding environment. Additionally, the proposed project is in conformance with the City of Coachella Zoning Ordinance as specified in Section 17.86 of the Zoning Code.
3. Consideration is to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development because there is no new construction or modification to the already existing infrastructure and no additional points of access to the private property. Access to the telecommunication facility will be minimal as it is an un-manned facility. Additionally, the proposed project is required to comply with the standard conditions of approval applicable to this Conditional Use Permit request.
4. Staff has determined that the proposed projects qualify for CEQA exemptions under Section 15303 – New Construction or Conversion of Small Structures and 15332, In-fill Development, of the California Environmental Quality Act which states the following: the proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is within the city limits and is surrounded by urban uses. The project site does not have any value as habitat for endangered, rare or threatened species because the site is fully developed as a public commercial center. Migratory birds and burrowing owls do not nest near due to full development of the commercial center and recreational activities at the commercial center. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project site is adequately served by all required utilities and public services. The Planning Commission is required to acknowledge the CEQA exemption.

Section 4: Waiver Request Findings:

1. Pursuant to Coachella Municipal Code Section 17.86.090, the Applicant submitted a height waiver request. The applicant submitted its request via a letter dated October 8, 2025. The applicant has the burden of demonstrating that a waiver is necessary pursuant to section 17.86.090. The applicant claims the proposed 85-foot wireless communication facility is necessary to ensure adequate wireless coverage and capacity within the service area. The applicant submitted a radio frequency propagation map demonstrating that the height of 85 feet significantly provides wider coverage and reliability compared to a facility limited to 55 feet. Verizon's engineering analysis confirms that a 55-foot cell tower would result in significant signal loss, coverage degradation, and potential service interruptions. The

applicant claims adherence to the City of Coachella’s current regulations has the effect of prohibiting wireless service, and thus, a waiver is appropriate.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at [enter address here]. This information is provided in compliance with Public Resources Code Section 21081.6.

PASSED APPROVED and **ADOPTED** this 6th day of May 2026.

Eva Lara, Chairperson
Coachella Planning Commission
ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best, Best, and Krieger
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2026-14, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of May 2026 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kendra Reif
Planning Secretary