

RESOLUTION NO. PC2026-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA CONDITIONALLY APPROVING ENVIRONMENTAL ASSESSMENT NO. 24-01 FOR THE ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH# 2026010502) AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE COACHELLA VAULT PROJECT . APPLICANT: STEVE MYERS, COACHELLA VAULT LLC.

WHEREAS, on April 15, 2025, the applicant, Steve Myers, on behalf of Coachella Vault, LLC., submitted a Tentative Tract Map application, Conditional Use Permit, Architectural Review, and Environmental Assessment application, and associated environmental documentation for the proposed Coachella Vault project mini storage and RV storage use that includes the construction of an office clubhouse, nine storage buildings, and associated improvements on an approximately 11 acre parcel at APN: 603-290-005.

WHEREAS, the Site is located east of Harrison Street and 1,300 feet south of Avenue 48 (Assessor’s Parcel Number: 603-290-005) (“Property”); and,

WHEREAS, the site has a zoning designation of M-W Wrecking Yard and a General Plan 2035 land use designation of Industrial District; 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 (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.)(collectively “CEQA”), the City is the lead agency for the proposed Project; and

WHEREAS, pursuant to the requirements of the CEQA, an Initial Study/Mitigated Negative Declaration (IS/MND), (SCH# 2026010502) was prepared for the Proposed Project (IS/MND); and

WHEREAS, based on the information contained in the IS/MND, which concluded that the Project could have potentially significant impacts but that those impacts could be reduced to less than significant levels with the implementation of certain mitigation measures, the City prepared a Mitigation Monitoring and Reporting Program (MMRP) pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d); and

WHEREAS, the City properly distributed a Notice of Intent to Adopt a Mitigated Negative Declaration, pursuant to State CEQA Guidelines section 15072; and

WHEREAS, the City provided copies of the IS/MND to the public for a review and comment period beginning on January 20, 2026 and ending on February 9, 2026 and all comments received from the public and responsible, trustee, and interested agencies were considered; and

WHEREAS, copies of the Initial Study were available during the public review period at Coachella Civic Center, and on the City's website; and

WHEREAS, a notice of a public hearing to consider Tentative Tract Map No. 38943, Conditional Use Permit No. 379, Architectural Review No. 24-05, and Environmental Assessment 2024-01 was issued in accordance with Coachella Municipal Code Section 17.74.010G, inclusive of the publication on May 10, 2026, 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 April 30, 2026; and,

WHEREAS, on May 20th, 2026, 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 No. PC2026-13 for the conditional approval of Environmental Assessment No. 24-01 for the adoption of an Initial Study with Mitigated Negative Declaration, for the Coachella Vault Project as conditioned with the motion vote outcome specified in the meeting minutes for the May 20, 2026, Planning Commission meeting.

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

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/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/Mitigated Negative Declaration (SCH# 2026010502) 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 Initial Study/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 may result in significant environmental impacts.

SECTION 3. 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 approves and adopts the Initial Study/Mitigated Negative Declaration (SCH# 2026010502) and adopts the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project. The applicant shall demonstrate compliance with ALL Conditions of Approval, as set forth in Exhibit "A".

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.

SECTION 4. Staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination with the County Clerk and the State Clearinghouse within five working days of approval of the Project.

SECTION 5. 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 6. Execution of Resolution. The Planning Commission Chairperson shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

SECTION 7. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission of the City of Coachella hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

PASSED APPROVED and ADOPTED this 20th day of May 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Eva Lara, Chairperson
City of Coachella

ATTEST:

Kendra Reif
Planning Commission Secretary

APPROVED AS TO FORM:

Best Best & Krieger
City Attorney

