

RESOLUTION NO. PC2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA RECOMMENDING CONDITIONAL APPROVAL OF TENTATIVE TRACT MAP NO. 38943 FOR CONDOMINIUM PURPOSES TO ALLOW THE SALE OF INDIVIDUAL STORAGE UNITS FOR THE COACHELLA VAULT PROJECT LOCATED ON AN APPROXIMATELY 11 ACRE PARCEL AT APN: 603-290-005; AND DETERMINING THAT THE PROJECT IS COMPLIANT WITH SECTION 15063 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES. 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; and

WHEREAS, the project 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 project site has a zoning designation of (M-W) Wrecking Yard and a General Plan 2035 land use designation of Industrial District; and,

WHEREAS, the proposed 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 section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the City is the lead agency for the proposed Project and has prepared an Initial Study/Mitigated Negative Declaration (SCH#2026010502) (“IS/MND”) and a Mitigation Monitoring and Reporting Program (“MMRP”) for the Project;

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 Industrial District 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 tract map 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 tract map 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 tract map. 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. 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 20, 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. PC2026-10 recommending the City Council conditionally approve Tentative Tract Map No. 38943 for condominium purposes to allow the sale of individual storage units 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.

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. Pursuant to the California Environmental

Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (Collectively, “CEQA”), the Planning Commission adopted Resolution No. PC2026-13 determining that there is no substantial evidence that the approval of the Project would result in a significant adverse effect on the environment, provided appropriate mitigation measures, as identified in the MMRP, are imposed on the Project.

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 Industrial District which permits the development of industrial and research and development uses. The proposed tentative tract map does not subdivide the property, and instead is for condominium purposes to allow the sale of individual storage units. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. 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 Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. The proposed project provides two vehicular access points on Harrison Street and would provide access to the project that has been determined suitable by the City Engineer/ Public Works Director and the Riverside County Office of the Fire Marshal. The proposed project is not within an existing or proposed specific plan boundary. For the foregoing reasons, the design or improvement of the proposed Tentative Map is consistent with the applicable general and specific plans.
3. The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490

SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. The proposed project provides two vehicular access points on Harrison Street and would provide access to the project that has been determined 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, and the Coachella Municipal Code. Therefore, it can be determined that the proposed subdivision is physically suitable for the site.

4. The location of the project site has a General Plan land use designation of Industrial District which permits the development of industrial and research and development uses. The development intensity allowed under the Industrial District is a floor-area-ratio of 0.1 to 2.0. The proposed development includes a total building area of 232,490 SF on an 11-acre parcel, which provides a development intensity consistent with the floor-area-ratio development intensity allowed under the Industrial District. The residential development intensity is classified as non-applicable under the Industrial District. The proposed project does not propose any residential units as part of this project. For the foregoing reasons, the design of the Tract Map 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 east 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 MMRP includes mitigation measures that ensure protection of environmentally sensitive land uses and species within the project area. For the foregoing reasons, the design of the Tract Map is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
6. 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 east 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. For the foregoing reasons, the design of the Tract Map or the type of improvements is not likely to cause serious public health problems.

7. As proposed, TTM No. 38943 will not conflict with any public easements acquired for access or use by the public at large within the proposed Tract Map. The Riverside County Office of the Fire Marshal and Engineering Department/Public Works Department have reviewed and approved the access points to the site. Additional battery storage and generators will be developed with the future buildings to accommodate the solar facilities. The project is intended to be 100 percent solar-operated. Although the project is designed to operate on solar power due to the current lack of available Imperial Irrigation District (IID) electrical capacity in the area, it will connect to the IID electrical system once adequate capacity becomes available. The Tract Map will not conflict with easements for access through or use of property and as such, the Tract Map'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 Planning Commission Chairperson shall sign this Resolution and the Planning Commission Secretary 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 recommends the city council to conditionally approve Tentative Tract Map No. 38943, to allow the sale of individual storage units for the Coachella Vault Project located at APN: 603-290-005; 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 Tentative Tract Map 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.

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

