

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 WITH MITIGATED NEGATIVE DECLARATION, 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.

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 (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, 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 March 22, 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 March 18, 2026; and,

WHEREAS, on April 1, 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 April 1, 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. 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 2024-01) 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 No. 24-01) 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. 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 4. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 5. 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 conditionally approves Environmental Assessment No. 24-01, for the adoption of an Initial Study with Mitigated Negative Declaration 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 Initial Study Mitigated Negative Declaration in “Exhibit B”, and ISMND Response to Comments 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 1st day of April 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