

CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
TENTATIVE TRACT MAP 38943
COACHELLA VAULT

LEAD AGENCY: City of Coachella
53990 Enterprise Way
Coachella, CA 92236

CONTACT PERSON: Adrian Moreno, Associate Planner
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PROJECT TITLE: Coachella Vault
Architectural Review AR No. 24-05
Environmental Assessment EA 24-01
Tentative Tract Map TTM 38943
Conditional Use Permit CUP 379

PROJECT LOCATION: East of Harrison Street and 1,300 feet south of Avenue 48
APN: 603-290-005

PROJECT DESCRIPTION: The proposed Coachella Vault project is a Tentative Tract Map, Environmental Assessment, Architectural Review, and Conditional Use Permit for the development of a storage facility and office/clubhouse located on approximately 11 acres in the City of Coachella, California. At buildout, the project will consist of an office/clubhouse, nine storage buildings, and an industrial lease space. The office/clubhouse will be two stories and 3,970 square feet (1,230 square feet first floor, 2,740 square feet second floor). The industrial space for lease will be 3,140 square feet. The storage buildings will range in size between 17,750 square feet and 34,650 square feet each, for a total building area of 225,230 square feet of storage space. In addition to the proposed buildings, development of the site would also include landscaping, street improvements, drive aisles, and parking. Access to the project will be provided from two entry points on Harrison Street. The project proposes a total of 272 parking spaces (3 ADA spaces, 64 surface parking spaces, and 205 spaces within the storage units). The project will also develop roof-top solar panels and associated electrical equipment (batteries and generator) to support the solar facilities.

ENVIRONMENTAL DETERMINATION: The City of Coachella, acting as Lead Agency, has prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) pursuant to the statutes and guidelines of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to evaluate the environmental impacts associated with the development of the project. The City has reviewed the project and concludes the project would not have a significant impact on the environment with the implementation of mitigation measures.

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20-DAY PUBLIC REVIEW PERIOD: The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from January 20, 2026, through February 9, 2026. Written comments on the Draft IS/MND must be received within the public review period at the Development Services Department address (53990 Enterprise Way, Coachella, CA 92236). Comments may also be submitted via email to amoreno@coachella.org. The Draft IS/MND is available for review at the Development Services Department and on the City's website at: <https://www.coachella.org/departments/development-services/environmental-reviews>

PUBLIC MEETING: The Planning Commission will hold a public hearing to consider the Project on a future date (to be determined) in a separate notice pursuant to City of Coachella Noticing Requirements. The City Council public hearing date has not been set. Please contact Mr. Moreno at amoreno@coachella.org for more information regarding the hearing date.