

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Coachella Vault

Lead Agency: City of Coachella

Contact Person: Adrian Moreno

Mailing Address: 53990 Enterprise Way

Phone: 760-398-3502 ext. 118

City: Coachella

Zip: 92236

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Coachella

Cross Streets: Harrison and Avenue 48

Zip Code: 92236

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 49.4 " N / 116 ° 10 ' 47 " W Total Acres: 11

Assessor's Parcel No.: 603290005

Section: 32 Twp.: 5S Range: 8E Base: SBBM

Within 2 Miles: State Hwy #: HWY 86, HWY 111, Interstate 10

Waterways: Whitewater River

Airports: NA

Railways: Union Pacific Railway Schools: Martin Van Buren Elementary

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☒ Industrial: Sq.ft. 232,340 Acres 11 Employees 5☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Vacant undeveloped and disturbed land. GP LU - Industrial and ZO is Wrecking Yard

Project Description: (please use a separate page if necessary)

The Coachella Vault project is proposing the development of a storage facility and office/clubhouse located on approximately 11 acres in the City of Coachella. The site is formed by APN 603-290-005 east of Harrison Street and approximately 1,300 feet south of Avenue 48. The 11-acre property is currently vacant and undeveloped; however, the site has been previously disturbed and cleared of vegetation. Previous onsite disturbance is evident from the vehicle tracks onsite. The 11-acre site has a General Plan designation of Industrial District and is zoned Wrecking Yard (M-W).

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>7</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☒ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 20, 2026 Ending Date February 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>MSA Consulting, Inc.</u>	Applicant: <u>Myers Concrete Corp c/o Steve Myers</u>
Address: <u>34200 Bob Hope Drive</u>	Address: <u>78206 Varner Rd, Suite D152</u>
City/State/Zip: <u>Rancho Mirage, CA 92270</u>	City/State/Zip: <u>Palm Desert, CA 92211</u>
Contact: <u>Nicole Vann</u>	Phone: <u>760-342-4400</u>
Phone: <u>760-320-9811</u>	

Signature of Lead Agency Representative: Adrian Moreno

Digitally signed by Adrian Moreno
Date: 2026.01.14 17:57:31 -08'00'

Date: 1/14/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.