

**CITY OF COACHELLA**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**SUNRIDGE SELF STORAGE**

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**Lead Agency:** City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236

**Contact:** Adrian Moreno, Associate Planner  
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**Project Title:** Sunridge Self Storage Draft Initial Study / Mitigated Negative Declaration  
(CUP 369; AR 23-06; EA 23-05)

**Project Location:** Located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit  
Boulevard, and east of Tyler St. Assessor's Parcel No. 763-141-018

**Brief Project Description:** The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler Lane.

**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.

**30-Day Public Review Period:** The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from October 15, 2023 through November 14, 2023. 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>

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**Public Meeting:** The Planning Commission will hold a public hearing to consider the Sunridge Self Storage Project at a future date (to be determined).

