

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025030380
Project Title: MA20269 I-15 Self Storage ProjectLead Agency: Jurupa ValleyContact Person: Reynaldo AquinoMailing Address: 8930 Limonite AvenuePhone: 951-332-6464City: Jurupa ValleyZip: 92509County: Riverside**Project Location:** County: RiversideCity/Nearest Community: Jurupa ValleyCross Streets: Interstate 15 and 68th StreetZip Code: 92509Longitude/Latitude (degrees, minutes and seconds): 33 ° 25 ' 29.4 " N / 117 ° 32 ' 50.3 " W Total Acres: 14.27Assessor's Parcel No.: See AttachmentSection: 00Twp.: 2SRange: 6W

Base: _____

Within 2 Miles: State Hwy #: Interstate 15Waterways: Santa Ana RiverAirports: NoneRailways: NoneSchools: Louis VanderMolen ES

Riverview ES

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 DecOther: Recirculate NOI☐ 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 _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 13503Acres 14.27Employees 5☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ 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: Tribal Cultural**Present Land Use/Zoning/General Plan Designation:**Open Space-Recreation / Watercourse Watershed & Conservation Areas (W-1)**Project Description:** *(please use a separate page if necessary)*

See Attachment

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 # _____
☐ 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 # _____	☐ 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 September 4, 2025 Ending Date October 3, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Steve Galvez (Jurupa Valley 18 LP)</u>
Address: _____	Address: <u>31938 Temecula Parkway, A369</u>
City/State/Zip: _____	City/State/Zip: <u>Temecula, CA. 92592</u>
Contact: _____	Phone: <u>951-297-8120</u>
Phone: _____	

Signature of Lead Agency Representative: Kevin P. Carr

 Digitally signed by Kevin P. Carr
Date: 2025.09.02 20:03:02 -04'00'

Date: 9/2/2025

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

MA20269

Assessor Parcel Numbers: (APNs):152-060-006, 152-060-007, 152-060-009, 152-020-010, and 152-070-008

Project Description:

The Project proposes a General Plan Amendment (GPA), Open Space-Recreation (OS-R) to Commercial Retail (CR), and a Change of Zone (CZ) from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P) for the northwest portion of the site approximately 14.27-acres, a Tentative Parcel Map (TPM), Conditional Use Permit (CUP) for mini-warehouse, and a Site Development Permit are also required.

The proposed project includes a 136,035 square-foot self-storage facility (Mini-Warehouse) with a 670 square-foot office space, and 77 recreational vehicle parking (Trailer & Boat Storage). The proposed access point for this development will primarily be a private road that stretches approximately 2,000 feet from 68th street to the proposed self-storage facility.

General Plan Amendment (GPA) No. 21001

The Project site is currently designated as Open Space-Recreation(OS-R) and is proposing a GPA to the north - northwestern portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to Commercial Retail (CR). The GPA impacts approximately 14.27-acres of the approximately 86.77-acre site.

Change of Zone (CZ) No. 21001

The Project site is currently zoned Watercourse Watershed and Conservation Areas (W-1). The Project proposes a change of zone (CZ) on the north -northwester portion of APN 152-060-007 and the northwestern portion of APN 152-060-006 to General Commercial (C-1/C-P). The CZ impacts approximately 14.27-acres of the approximately 86.77-acre site.

Site Development Permit (SDP) No. 21002

The Project requires a Site Development Permit (SDP) as it is proposing changes in zoning and new construction to establish a mini-warehouse (commonly known as self-storage) in the C-1/C-P Zone. The SDP impacts approximately 14.27-acres of the approximately 86.77-acre site and includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006. APN 152-070-008 is located south and outside of the SDP area.

Conditional Use Permit (CUP) No. 21001

The Project requires a Conditional Use Permit (CUP) to establish a mini-warehouse (commonly referred to as a self-storage facility) within the C-1/C-P zone.

Tentative Parcel Map (TPM) No. 39001

The Project is proposing a Tentative Parcel Map (TPM) to create two lots from five (5) parcels totally approximately 86.77-acres. Lot 1 includes APNs 152-060-007, 152-060-009, 152-020-010, and the northwest portion of 152-060-006 and is approximately 14.27-acres. Lot 1 will be developed with the proposed Project. Lot 2 includes the majority of APN 152-060-006 except for the northwest portion which will be part of Lot 1 and APN 152-070-008 and is approximately 72.5 acres. Lot 2 would be designated as preserved open space and managed by a conservation agency in perpetuity.