

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025030380

Project Title: MA20269 I-15 Self Storage Project

Lead Agency: Jurupa Valley

Contact Name: Reynaldo Aquino

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Project Location: Jurupa Valley Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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.

See Attached sheet for continuation of Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: BIO-1: Burrowing Owl Protection, BIO-2: Nesting Bird Protection, BIO-3: Deed Restriction for riparian/riverine resource avoidance, BIO-4: Riparian bird avoidance, BIO-5 Invasive & Non-native Plants, BIO-6 Nighttime Lighting, BIO-7 Operational Noise Levels, BIO- 8 MSHCP Best Management Practices (BMPs).

Cultural Resources: CR-1: Archaeological Monitoring required, CR-2: Stop work and resource to be evaluated by an archaeologist, CR-3: If resource significant, an archaeological treatment plan is required

Tribal Cultural Resources: TCR-1 through TCR-3 requires monitoring during ground disturbance and treatment plan if significant resources are found.

Utilities and Service Systems: Mitigation Measures BIO-1 through BIO-8, CR-1, CR-2, and TCR 1 through TCR-3 are required.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns and comments on the Project's proposed GPA from Open Space-Recreation (OS-R) to Commercial Retail (CR) and Zone Change from Watercourse Watershed and Conservation Areas (W-1) to General Commercial (C-1/C-P).

Missing APN numbers from originally circulated and published NOI. Original NOI only included APN 152-020-010.

Missing APN number from MND TPM description, APN 152-070-008 was not included in the TPM description as it was outside of the development impact area. APN included along with clarifying discussion.

Provide a list of the responsible or trustee agencies for the project.

None

## **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.