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: Conditional Use Permit No. 190012 (CUP 190012) "PrimeSpace Self-Storage" (AKA Temecula Valley Self-Storage)

Lead Agency: County of Riverside | Contact Person: Blanca Bernardino
Mailing Address: P.O. Box 1409 | Phone: (951) 955-6503
City: Riverside | Zip: 92502-1409 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: French Valley/Winchester
Cross Streets: Keller Road & Winchester Road | Zip Code: 92596
Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ′ 35.33 ″ N / 117 ° 5 ′ 43.03 ″ W | Total Acres: 4.6 net
Assessor's Parcel No.: 476-010-060 | Section: 28 | Twp.: 6S | Range: 2W | Base: Winchester
Within 2 Miles: State Hwy #: | Waterways:
Airports: | Railways: | Schools: Harvest Hill STEAM Academy

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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. 125,781 Acres 4.6 net Employees 3
☐ Industrial: Sq.ft. Acres Employees
☐ 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: Energy, TCR, Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant, General Commercial (C-1/C-P), Commercial Retail

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

Conditional Use Permit No. 190012 (CUP 190012) is a proposal to construct a 125,781 square foot self-storage facility on approximately 4.6 net acres (6.98 gross). The Project will include a total of eight buildings: one 1,172 square foot office building and seven storage buildings ranging in size from 1,525 square feet to 76,744 square feet. Three of these buildings will provide 20 parking spaces for RV storage. In addition to these interior spaces, there will be 32 available outdoor recreational vehicle (RV) and boat parking spaces. The Project will be open 7 days a week between the hours of 8:00 a.m. to 6:00 p.m., and there will be no more than 4 employees overseeing the site operations per shift. There are 7 standard parking spaces, including 1 Americans with Disabilities Act (ADA) space and 1 electric vehicle (EV) space, and 3 additional spaces dedicated to loading and unloading. Because the storage facility restrooms are open to the public utilizing the facility and there could potentially be more than 25 people daily that have access to the restrooms, the facility is classified as a public water system, specifically, a transient non-community water system; therefore, the applicant must install a privately owned public water system with a commercial well.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date June 2, 2025 Ending Date July 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Matthew Fagan Consulting Services, Inc.
Address: 42011 Avenida Vista Ladera
City/State/Zip: Temecula, CA 92591
Contact: Matthew Fagan
Phone: 951.265.5428

Applicant: Chakrabarty, LLC, Dr. Milan Chakrabarty
Address: 1003 E. Florida Avenue, Suite 101
City/State/Zip: Hemet, CA 92543
Phone: 951-652-2252

Signature of Lead Agency Representative: _____ **Date:** 05/27/2025

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