

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 #: _____

Project Title: CUP 190012 "PrimeSpace Self-Storage" (AKA Temecula Valley Self-Storage)

Lead Agency: County of Riverside

Contact Name: Blanca Bernardino

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Phone Number: (951) 955-6503

Project Location: Keller Road & Winchester Road Near City of Winchester
City

Riverside
County

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

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.

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

Air Quality - Mitigation to ensure less than significant impacts during construction and operation.

Biological Resources - Mitigation to ensure less than significant impacts to MSHCP covered species/nesting birds.

Cultural & Tribal Cultural Resources - Mitigation to ensure less than significant impacts in the event an unanticipated resource is identified during ground disturbing activities

Hydrology and Water Quality - Mitigation to ensure the proposed well is permitted and active prior to occupancy of the Project.

Noise - Mitigation to ensure less than significant impacts during construction and operation.

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

N/A

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

State Water Resources Control Board
Regional WQCB #9