



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand  
Planning Director*

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 30-day public review period from Monday, June 2, 2025, through Tuesday, July 1, 2025.

**Project Title:** Conditional Use Permit No. 190012 (CUP 190012) “PrimeSpace Self-Storage”

**Project Location:** The project is located south of Keller Road, east of Keller Flat Court, and west of Winchester Road, in the County of Riverside. The site occupies approximately 4.6 net acres, also known as Assessor Parcel Number (APN) 476-010-060. The project location is shown below in Figure 1.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Brief Project Description:** 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.

**Public Hearing:** Notification of the date, time, and place of a future public hearing will be provided in compliance with Riverside County and California Environmental Quality Act (CEQA) requirement. The Planning Commission of Riverside County, California will consider the IS-MND during a regular Planning Commission meeting, at 4080 Lemon Street, Riverside, CA 92501, on a date to be determined.

**30-Day Document Review:** The IS-MND is available for public review from Monday, June 2, 2025, through Tuesday, July 1, 2025, at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rctlma.org/>.

**Contact Person:** Written comments may be submitted to:

Ms. Blanca Bernardino, Assistant Planner  
P.O. Box 1409, Riverside, CA 92502-1409  
Phone: (951) 955-6503  
Email: [BBernardino@rivco.org](mailto:BBernardino@rivco.org)



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Figure 1

