State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-323960

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025051430

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
RIVERSIDE COUNTY	TWHEELER@RIVCO.ORG	10/27/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202500947

PROJECT TITLE

CONDITIONAL USE PERMIT NO. 190012

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
J.CRAIG MANN	JCRAIGM@GMAIL.COM	(714) 543-8352

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1931 NEWPORT BLVD,	COSTA MESA	CA	92627

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$ $2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X C. Sandoval	Deputy Cassandra Sandoval

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 190012
Project Title/Case Numbers

Blanca Bernardino
County Contact Person

951-955-6503
Phone Number

2025051430
State Clearinghouse Number (if submitted to the State Clearinghouse)

J. Craig Mann Architect
Project Applicant

1931 Newport Blvd. Costa Mesa, CA 92627
Address

The Project is located at the southwest corner of Winchester and Keller Road.
Project Location

Conditional Use Permit No. 190012 (CUP190012) is a proposal to construct a 125,781 square foot self-storage facility on a 6.98 gross acre lot. 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 R.V. and boat parking spaces with RV Dump Station. The Project will be open 7 days a week between the hours of 8:00 a.m. to 6:00 p.m. and access hours from 7:00 a.m. to 7:00 p.m., there will be 4 employees overseeing the site operations per a shift. There are 7 standard parking spaces, including 1 ADA space and 1 EV space, and 3 additional spaces dedicated to loading and unloading.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 22, 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the MND.
2. An Environmental Assessment was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Tim Wheeler
Signature

Principal Planner
Title

10/22/2025
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202500947
10/27/2025 09:34 AM Fee: $ 3018.75
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Removed: By: Deputy