



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand, Director**

## Notice of Intent to Adopt a Mitigated Negative Declaration

**DATE:** March 6, 2026

**TO:** Responsible/Trustee Agencies/Parties of Interest

**PROJECT CASE NO./TITLE:** General Plan Amendment No. 240087 (GPA240087), Change of Zone No. 2400036 (CZ2400036) & Conditional Use Permit No. 240015 (CUP240015) "Temescal Canyon Self-Storage"

**PROJECT LOCATION:** The Project site is within the western portion of the County of Riverside, south of the City of Corona. The site is located at 21785 Temescal Canyon Road in an unincorporated area of Temescal Valley in Riverside County, California. The project site encompasses approximately 2.28 gross acres and is located between Interstate 15 (I-15) and Temescal Canyon Road, at the southwestern corner of the intersection of Foster Road and Temescal Canyon Road. Regional access to the Project site is provided by the I-15 to the west. Local access to the site is via Temescal Canyon Road. The Project site is identified as Assessor's Parcel Number (APN) 282-140-020.

**PROJECT DESCRIPTION:** GPA240087 is to amend the existing Land Use Designation of the subject site from Community Development: Commercial Retail (CD:CR) to Community Development: Commercial Office (CD:CO); CZ2400036 to change the existing Zoning classification of the subject site from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P); and CUP240015 to allow a 103,195 square foot, 3-story self-storage facility with a floor area ratio (FAR) of 1.0, consisting of approximately 746 units, 12 parking/loading spaces, and an office.

The following approvals are requested from the County of Riverside to implement the Project:

- General Plan Amendment No. 240087 (GPA240087) is a request to amend the existing Land Use Designation of the subject site from Community Development: Commercial Retail (CD:CR) to Community Development: Commercial Office (CD:CO).
- Change of Zone No. 2400036 (CZ2400036) is a request to change the existing Zoning classification of the subject site from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) to allow the development of the self-storage facility.
- Conditional Use Permit No. 240015 (CUP240015) is a request to allow a 103,195 square foot, 3-story self-storage facility with a floor area ratio (FAR) of 1.0, consisting of approximately 746 units and 12 parking/loading spaces, and an office.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Suhaim Bawany, Project Planner

**PROJECT SPONSOR:**

Applicant: MMCC c/o Hamid Haque  
Address: 13121 Brookhurst Street, Suite C  
Garden Grove, CA 92843

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department has prepared a Draft Mitigated Negative Declaration (MND) for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the Draft-MND. Information in that regard should be submitted to this office as soon as possible, but not later than the **twenty (20) day public review period from:**

**Friday, March 6, 2026, to Wednesday, March 25, 2026, at 5:00 p.m.**

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:**

Cumulative effects that would result from implementation of the Project have been evaluated throughout the MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures identified herein and included in the Project's conditions of approval. Analysis of the Project determined that there were potentially significant impacts related to

- Air Quality
- Biological Resources
- Cultural Resources
- Noise
- Paleontological Resources
- Tribal Cultural Resources

**PUBLIC HEARINGS:**

Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

**Please send all written correspondence to:**

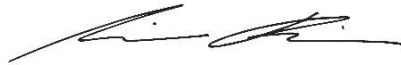
[sbawany@rivco.org](mailto:sbawany@rivco.org) or to

Riverside County Planning Department  
Attn: Suhaim Bawany  
P.O. Box 1409  
Riverside, CA 92502-1409

The Draft Mitigated Negative Declaration is available on-line at: <https://planning.rctlma.org/environmental-notices-ceqa> under Environmental Noticing. If you have any questions please contact Suhaim Bawany, Project Planner at (951) 955-3103.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
John Hildebrand, Planning Director



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Suhaim Bawany, Project Planner