

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: Temescal Canyon Road Self Storage Project

Lead Agency: County of Riverside

Contact Name: Suhaim Bawany

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Project Location: Unincorporated Riverside County

City

County

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

The Project Applicant is requesting approval from the County of Riverside for a Zone Change (CZ2400036), General Plan Amendment (GPA240087), and Conditional Use Permit (CUP240015) to construct and operate a self-storage facility on the 2.28-acre site (APN 282-140-020) located at 21785 Temescal Canyon Road in unincorporated Riverside County, California. The Project would demolish the existing structures on the site and construct a three-story, 103,195 square foot self-storage building, consisting of up to 746 storage units. The proposed facility would result in a FAR of 1.0. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways.

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

With the implementation of MM AQ-1, which requires use of Tier 4 off-road construction equipment, the Project's cancer risk during construction would be reduced to below the thresholds and impacts would be less than significant. The Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Implementation of MM BIO-1, which requires pre-construction nesting bird surveys, would reduce potential impacts related to nesting birds to a less than significant level. There is a potential for inadvertent discovery of previously unknown archaeological resources during Project construction activities. Implementation of MMs CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, would reduce potential impacts related to archaeological resources to a less than significant level. The Project construction vibration damage levels would exceed the thresholds at the nearest structures to the site. Implementation of MM NOI-1, which requires implementation of vibration damage reduction measures, would reduce impacts related to construction vibration to a less-than-significant level. Project-related grading and excavations that extend down into older alluvial deposits may encounter fossil vertebrates. As a result, MM PAL-1, which require preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP) and monitoring, is included to reduce impacts to less than significant. Project site has the potential for uncovering previously unidentified subsurface tribal cultural resources (TCRs) during ground disturbing activities. MM TCR-1 has been included to require the applicant to retain a Native American Monitor prior to any ground disturbing activity. With implementation of MMs TCR-1, CUL-1, CUL-3, and CUL-4, impacts to TCRs would be less than significant.

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

None

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

N/A