

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Temescal Canyon Road Self Storage Project

Lead Agency: County of Riverside Contact Person: Suhaim Bawany
 Mailing Address: 4080 Lemon Street 12th floor Phone: 951-955-3103
 City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Corona
 Cross Streets: Temescal Canyon Road and Foster Road Zip Code: 92883

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 10 " N / 117 ° 30 ' 16 " W Total Acres: 2.28
 Assessor's Parcel No.: 282-140-020 Section: 21 Twp.: 4S Range: 6W Base: _____
 Within 2 Miles: State Hwy #: I-15 Waterways: _____
 Airports: _____ Railways: _____ Schools: Temescal Valley Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 103,195 Acres 2.28 Employees 2
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning - Scenic Highway Commercial (C-P-S), General Plan - Community Development: Commercial Retail (CD:CR)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 6, 2026 Ending Date March 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>William Szymczak, Preservation Partners Management Group, Inc.</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>21515 Hawthorne Boulevard, Suite 150</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Torrance, CA 90503</u>
Contact: <u>Meaghan Truman</u>	Phone: <u>949 -872-4838 / bill@preservationpartners.org</u>
Phone: <u>(310) 990-4395</u>	

Signature of Lead Agency Representative: SUHAIM BAWANY Digitally signed by SUHAIM BAWANY
Date: 2026.02.26 10:25:18 -08'00' Date: 02/26/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.