

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: Winchester U-Stor-It Project

Lead Agency: Riverside County Planning Department

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Project Location: Unincorporated community of Winchester
City

Riverside County
County

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

The Winchester Road U-Stor-It project (project) is located at 33890 Winchester Road (Accessor Parcel Number 472-110-038) on an 11.12-acre project site in the unincorporated community of Winchester, which is in the Southwest Area Plan in the county of Riverside, California. The project includes a General Plan Amendment to change the land use designation from Rural Residential (RR) to Commercial Retail (CR), a Change of Zone from Rural Residential (R-R-2 ½) to General Commercial (C-1/C-P), and a Conditional Use Permit for development of a self-storage facility with seven one-story self-storage buildings totaling 113,915 square feet, 165 recreational vehicle (RV) storage spaces, and associated site improvements.

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

The project is not expected to result in significant impacts to biological, cultural, archaeological, or paleontological resources once mitigation measures are implemented. Biological impacts are limited because no critical habitat or sensitive species were found on-site, but there is still a small risk to burrowing owls and nesting birds, requiring pre-construction surveys, nesting bird checks, habitat replacement, permits for any water or stream impacts, and mitigation fees. Small areas of stream and wetland habitat will be permanently impacted, but these impacts would be offset through habitat restoration, conservation, and compliance with environmental permits.

For cultural and archaeological resources, no known significant resources are expected to be affected, but there is a chance that unknown archaeological materials or human remains could be discovered during construction, so monitoring, stop-work procedures, and coordination with specialists and Native American representatives are required. For paleontological resources, fossils could also be encountered, so monitoring by a qualified specialist and proper recovery and documentation are required.

Tribal consultation confirmed the area may be culturally sensitive, and a Native American monitor is required during ground-disturbing activities.

Overall, while potential impacts exist, they are reduced to less-than-significant levels through required mitigation measures, monitoring, and compliance with environmental regulations.

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

Not Applicable.

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

1. California Department of Fish and Wildlife (Trustee Agency)
2. Regional Water Quality Control Board (Responsible Agency)