



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand, Director

Notice of Intent to Adopt a Mitigated Negative Declaration

DATE: April 30, 2026

TO: Responsible/Trustee Agencies/Parties of Interest

PROJECT CASE NO./TITLE: General Plan Amendment No. 210111 (GPA210111), Change of Zone No. 2100121 (CZ2100121), and Conditional Use Permit No. 210126 (CUP210126)

PROJECT LOCATION: The project site is located within the French Valley community of unincorporated Riverside County. The site encompasses approximately 11.12 gross acres and is situated east of Winchester Road (State Highway 79), north of Keller Road, and south of Elmhurst Lane, with primary access provided via Coventry Lane. The project site consists of one parcel, identified by Assessor's Parcel Number (APN) 472-110-038, and is addressed as 33890 Winchester Road.

PROJECT DESCRIPTION:

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

- **General Plan Amendment No. 210111 (GPA210111):** is a request to amend the General Plan foundation component and land use designation from Rural: Rural Residential (R: RR) to Community Development: Commercial Retail (CD:CR).
- **Change of Zone No. 2100121 (CZ2100121):** is a request to change the zoning classification from Rural Residential 2 ½-Acre minimum (R-R 2 ½) to General Commercial (C-1/C-P).
- **Conditional Use Permit No. 210126 (CUP210126):** proposes to develop a self-storage facility comprised of seven buildings totaling approximately 113,915 square feet along with an outdoor Recreational Vehicle (RV) Storage area for 165 RVs. The proposal includes seven buildings, five on-site parking spaces, an above ground water tank, and associated improvements.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
Attn: Cynthia Burgos, Project Planner

PROJECT SPONSOR:

Applicant: U-Stor-It Winchester, LLC
Address: 501 W Broadway Unit: 2020
San Diego, CA 92101

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 **thirty (30) day public review period from:**

Friday, May 01, 2026, to Friday, June 01, 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

- Biological Resources
- Cultural Resources
- 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:

CyBurgos@rivco.org or to

Riverside County Planning Department
Attn: Cynthia Burgos
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 Cynthia Burgos, Project Planner at (951) 556-6836.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Cynthia Burgos

Cynthia Burgos, Project Planner