

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: Public Storage Moreno Valley

Lead Agency: City of Moreno Valley

Contact Person: Gabriel Diaz, Associate Planner

Mailing Address: 14177 Frederick Street

Phone: (951) 413-3226

City: Moreno Valley

Zip: 92552

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Moreno Valley

Cross Streets: NE corner of Indian Street and Alessandro Boulevard

Zip Code: 92552

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 07.2 " N / 117 ° 14 ' 03.6 " W Total Acres: 3

Assessor's Parcel No.: 482-190-022

Section: 7

Twp.: 3S

Range: 3W

Base: SB

Within 2 Miles: State Hwy #: SR-60

Waterways: N/A

Airports: March Air Reserve Base/Inland Port Airport

Railways: N/A

Schools: Ramona Elementary, Sunnymead Montessori

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. 130,764 Acres 3 Employees N/A

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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Neighborhood Commercial (NC)

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

This proposed project includes the development of a 130,764-square-foot, three-story, self-storage building that will be built at a maximum height of 42 feet at the northeast corner of Alessandro Boulevard and Indian Street in the City of Moreno Valley. The self-storage building will include 12 passenger vehicle parking spaces, 6 bicycle parking spaces, and 52 recreational vehicle (RV) parking spaces. According to the City's existing Zoning map and the City's existing General Plan, the project site is zoned Neighborhood Commercial (NC) and has a land use designation of Commercial. The proposed project includes a zone change to change the zoning designation of the project site from Neighborhood Commercial (NC) to Community Commercial (CC) and a Conditional Use Permit (CUP) to allow development of the proposed project within the Community Commercial (CC) zone. Under the City's proposed 2040 GP Update, the project site's zoning would change from NC to Commercial Mixed-Use (CMU). The CMU zone would allow mini-storage uses as a permitted use with the approval of a Conditional Use Permit (CUP). Vehicular access to the project site would be provided via Indian Street and the existing shared access driveway south of the proposed self-storage building. It is possible there would be temporary lane closures necessary along Indian Street during project construction. However, construction hours would conform to City standards. Construction of the proposed project will take approximately 12 months and is expected to be completed in Q3 2028.

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".

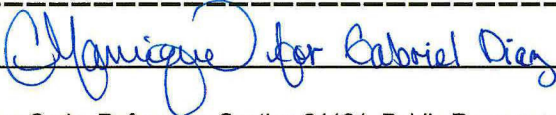
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 7
<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 # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 21, 2026 Ending Date May 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA Applicant: Kristofer Golder, Public Storage
Address: 3210 El Camino Real, Ste. 100 Address: 701 Western Avenue
City/State/Zip: Irvine, CA 92602 City/State/Zip: Glendale, CA 91201
Contact: Jazmine Estores, Environmental Planner Phone: (818) 230-7234
Phone: (949) 553-0666

Signature of Lead Agency Representative:  Date: 4/15/26

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