

# 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: Public Storage Moreno Valley

Lead Agency: City of Moreno Valley

Contact Name: Gabriel Diaz, Associate Planner

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Project Location: City of Moreno Valley  
*City*

Riverside County  
*County*

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

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.

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

The proposed project would potentially have significant impacts to air quality, biological resources, cultural resources, geology and soils, noise and vibration, and tribal cultural resources. However, any potentially significant impacts would be reduced to less than significant with the implementation of Mitigation Measures AIR-1, BIO-1, CUL-1 through CUL-2, GEO-1, NOI-1, and TCR-1 through TCR-9 as detailed further in the Draft IS/MND.

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

There are no areas of controversy known to the Lead Agency regarding the proposed project. The Draft IS/MND will be released for a 30-day public circulation period from April 21, 2026 to May 21, 2026. During this time, feedback from stakeholder agencies and the public will be gathered regarding any questions related to the environmental analysis presented in the Draft IS/MND. Any areas of controversy regarding the environmental analysis presented in the Draft IS/MND will be adequately addressed and formally addressed in the project's Final IS/MND once it is prepared.

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

California Department of Fish and Wildlife - Region 6