



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines §15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 20-day public review period from Wednesday, July 19th, 2023, through 5:00 p.m. on Tuesday, August 8th, 2023.

Project Title: PPT190038

Project Location: The project is located at the southeast corner of Grand Avenue and Briggs Road, identified as T5SR2W SEC 30 NW ¼. The project site is also identified by APN: 461-140-050. The site is located about three (3) miles east of I-215, at the southeast corner of the intersection of Briggs Road and Grand Avenue. Grand Avenue is currently a dirt road that is partially graveled. Briggs Road is a major paved road. The general area surrounding the site includes a mix of disturbed open space, active and fallow agricultural lands, low-density rural residential developments, and high-density residential subdivisions.

The parcel consists of two distinct areas separated by fencing. The Project site includes the western approximately two thirds of the parcel, which is highly disturbed and contains several structures and large piles of rock and other material. The vegetation in this area appears to have been recently disked or mowed. The eastern approximately one third of the parcel is not a part of the Project.

Brief Project Description: The proposed Plot Plan No. 190038 Project will construct 166 RV Storage stalls and 354 pod storage stalls over a 5.94 acre parcel. Site work on the 5.94 acre RV Storage Yard will consist of spreading existing onsite stockpiles of decomposed granite at grade to provide for a pervious parking surface. There are no proposed structures or utility improvements for the RV Storage Yard. Site work to provide for the storage pod spaces will require graded fill material over all of the 5.94 acre Project site. Decomposed granite surfacing will also be provided to create a pervious surface. No proposed structures or utility improvements are proposed for the Rocket Shell portable storage area. The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Public Meeting: RCPD will consider the IS-MND during a regular Planning Commission meeting following the review period on August 16th, 2023 at 9:00 a.m. at 4080 Lemon Street, Riverside, CA 92501.

20-Day Document Review: The IS-MND is available for public review at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rctlma.org/>.

Contact Person: Written comments may be submitted to:
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