

Notice of Waste Discharge Requirements (WDR) Application Reception

File Number: 332026-22

Project Name: Mockingbird Canyon Road Project

Received: 10/01/2026

Date Posted: 10/16/2026

End of 21 Day Public Comment Period: 11/05/2026

Project Location: 33.880717° N, -117.401792° W

Project City and County: Riverside, Riverside

Applicant Organization: West Coast Self-Storage

Applicant Name: Jim Fitzpatrick

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The project proposes the development of a 104,875 square-foot self-storage facility within two (2) buildings and a rental office including off-site roadwork improvements and the addition of a guardrail along the west side of Mockingbird Canyon Road required by the County of Riverside.

Project Activities: The project site is comprised of approximately 4.06 acres of vacant land (APN 271-110-023), located in the unincorporated community of Mockingbird Canyon in Riverside County, California. The project proposes the development of a 104,875 square-foot (SF) self-storage facility with gated access within two (2) buildings and a rental office. The proposed climate-controlled Building "A" would be three stories high and have an area of 91,247 square feet. The proposed non-climate-controlled Building "B" would be one story high and have an area of 13,628 square feet. The existing three cell towers and two billboards will remain on-site. Access for the proposed project site would be provided via one driveway along Mockingbird Canyon Road. The existing culvert will be left as-is with drainage improvements to be included in a separate future project by Riverside County Flood Control District.