

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 21, 2005

**SUBJECT:** CHANGE OF ZONE NO. 7071 / PLOT PLAN NO. 20116 - EA39862 - Applicant: Temescal Canyon Storage Center - Engineer / Representative: KWC Engineers - Second Supervisorial District - El Cerrito Zoning District - Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) - Location: Northerly of Cajalco road, southerly of La Gloria Street and easterly of Temescal Canyon Road - 10.14 Gross Acres - Zoning: Mineral Resources (MR) and Manufacturing-Service Commercial (M-SC) - REQUEST: Change the existing Mineral Resources (MR) zoning portion of the project site to Manufacturing-Service Commercial (M-SC). Plot plan is a proposal to develop a 126,913 square foot self-storage facility and 2,780 square feet of an office / mangers unit on 10.18 gross acres. Five parking spaces will be provided.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39862**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7071** from Mineral Resources (MR) to Manufacturing-Service commercial (M-SC), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 20116**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
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Robert C. Johnson  
Planning Director

RCJ:sn

Departmental Concurrence

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.**

**District:** Second

**Agenda Number:**

16.4