

PLANNING DEPARTMENT

John Hildebrand Planning Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 27, 2023

TO:
Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation

Traffic Study Transportation Grading Transportation LSCP Landscape Transportation Building & Safety – Plan Check Environmental Health Dept. Fire Marshal (Riverside) Flood Control
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Second Dst.
Planning Commissioner: David Leonard
Western Municipal Water District

PRELIMENARY APPLICATION REVIEW NO. 230044 – Applicant: George Ash – Second Supervisorial District – El Cerrito District Zoning Area – Temescal Area Plan – Community Development: Commercial Retail (0.20-0.35 FAR) – Location: northeast of Highway 15, South of Foster Road, and west of Temescal Canyon Road – gross acres 2.24 – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Pre-Application Review for a proposed Self Storage Facility. The project will include a one story 6,650 SF storage building, three story 96,597 SF storage building, and one 1,225 SF office building. - APN 282-140-020– Project Planner: Jennifer Lopez at 951-955-3107 or email at Jelopez@rivco.org. BBID: 030-387-159

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a <u>DAC meeting on August 17, 2023</u>. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



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Any questions regar <u>Jelopez@rivco.org</u> .	ding this project, should be	directed to c	Jennifer Lo	opez at 951-9	955-3107 or	email at
Public Hearing Path:	Administrative Action:	DH: 🗌	PC:	BOS: 🗌		
COMMENTS:						
DATE:		SIGNATU	RE:			
PLEASE PRINT NAME	E AND TITLE:					
TELEPHONE:						

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

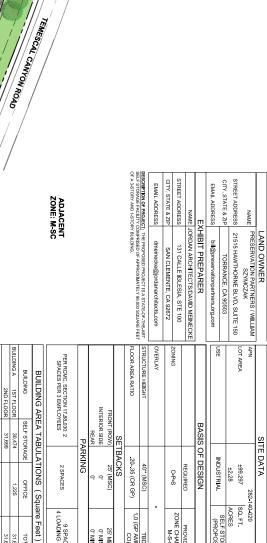






ADJACENT ZONE: C-P-S





BASIS OF DESIGN

REQUIRED C.P.S

PROVIDED
ZONE CHANGE TO
M-S-C

INDUSTRIAL

SELF STORAGE (PROPOSED)

±99,297 ±2.28

SQ FT

SITE DATA

INTERSTATE 15

1 1

BUILDING A 3-STORY 96,597 SF

FR MECH

SUILDING CONSTRUCTION TYPE: IIB DCCUPANCY CLASSIFICATION: S-1. TOP STORAGE IN NOT GRATER THAN 8' SUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACC

TIMATED NET RENTABLE

TOTAL GROSS AREA

95,372

1,225

±71,000 SF 96,597 30,474 31,699 33,199

OFFICE

1,225

31,699 31,699 33,199 TOTAL PARKING

25' MIN 0' MIN 0' MIN

2 SPACES

9 SPACES 4 LOADING SPACES

20-35 (CR GP)

TBD 1.0 (GP AMEND TO CO)

40" (MSC)



PRESERVATION PARTNERS TEMESCAL CANYON STORAGE RIVERSIDE COUNTY, CA

SCHEME A SITE PL





