



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PPT230049, TTM38895, GPA230009, CZ2300031

PLANNER NAME and CONTACTS (phone / email): Jose Merlan

DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 747-290-307

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\PPT230049\Exhibits & Pictures

REQUESTED DAC DATE (e.g. July 13, 2023): January 25, 2024

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409 PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning 04 - Biology 07 - WQMP 08 - Development Review
- 02 - Geology 05 - Cultural Transportation: 09 - Traffic Study 10 - Landscaping
- 03 - Paleontology 06 - Parks, Open Space and Trails 11 - Grading
- 12 - Building/Safety: Plan Check
- Environmental Health: 13 - Riverside 14 - Palm Desert 18 - Flood Control
- Fire: 15 - Riverside 16 - Palm Desert 17 - Idyllwild 19 - Waste Resources Management
- 34 - Board of Supervisors: Supervisor Spiegel 35 - Planning Commission: Commissioner Gruytch

Other (Fill in name(s) of agencies and/or entities): See transmittal sheet

PROJECT STRIP (Fill in below):

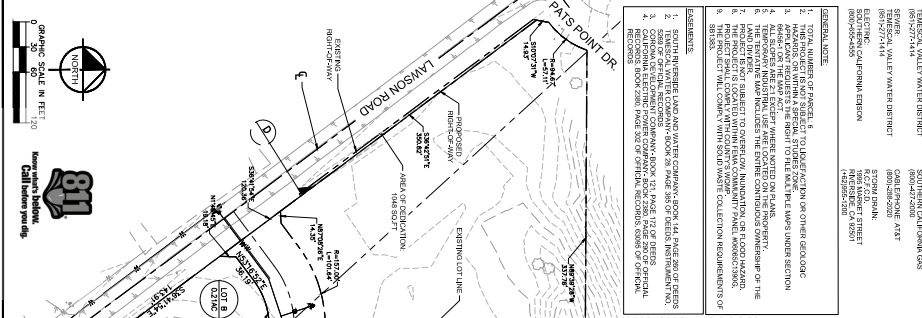
PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009) AND CHANGE OF ZONE NO. 2300031 (CZ2300031) — Applicant: Craig Morris, MCP Industries Inc.— Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 180,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.) The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. Tenant Space B is a speculative unit, with no tenant determined at this time. TTM38895 is a proposal to subdivide five (5) parcels into six (6)

REVIEWER COMMENTS (Fill in below):

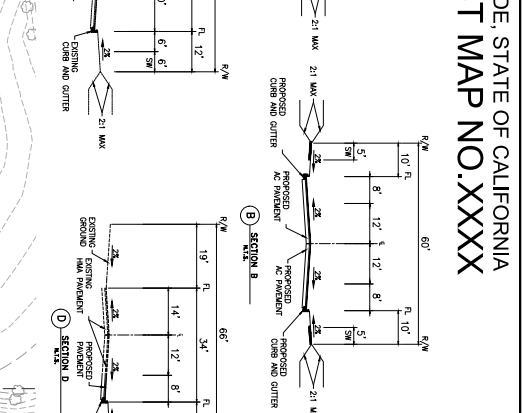
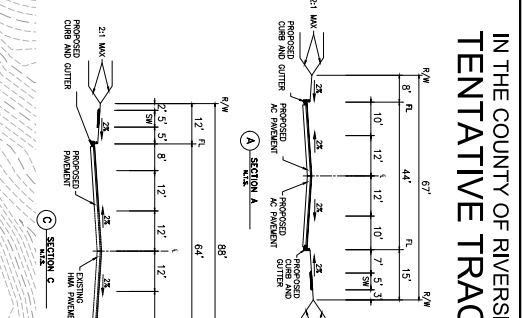
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. XXXX

PROJECT DESCRIPTION: LOT 11 INDUSTRIAL OFFICE
OWNER: MGP HOLDINGS, INC.
 1000 TOWN AND COUNTRY ROAD, SUITE 200, CHANES, CA 92508
 EMAIL: MGP@MGP.COM
APPLICANT: MGP HOLDINGS, INC.
 1000 TOWN AND COUNTRY ROAD, SUITE 200, CHANES, CA 92508
 EMAIL: MGP@MGP.COM
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 1100 TOWN AND COUNTRY ROAD, SUITE 200, CHANES, CA 92508
 EMAIL: INFO@KHA.COM
ASSESSING PARCEL NUMBER: 286-000000000-001
GRANTEE PARCEL NUMBER: 286-000000000-001
PROJECT ACREAGE: 29.23 ACRES (SEE LIST OF ACREAGE TABLE)
MAP INDICATION ACREAGE: 29.23 ACRES (SEE LIST OF ACREAGE TABLE)
PROJECT STRUCTURE DATA: STRUCTURE: 1,131' X 32'
EXISTING STRUCTURE DATA: STRUCTURE: 503' X 288'
STAIR ELEVATION/REVISION: ZONE: X-MP (MIXED USE)
ESTIMATED VALUE: \$1,500,000
DATE: 12/07/2023

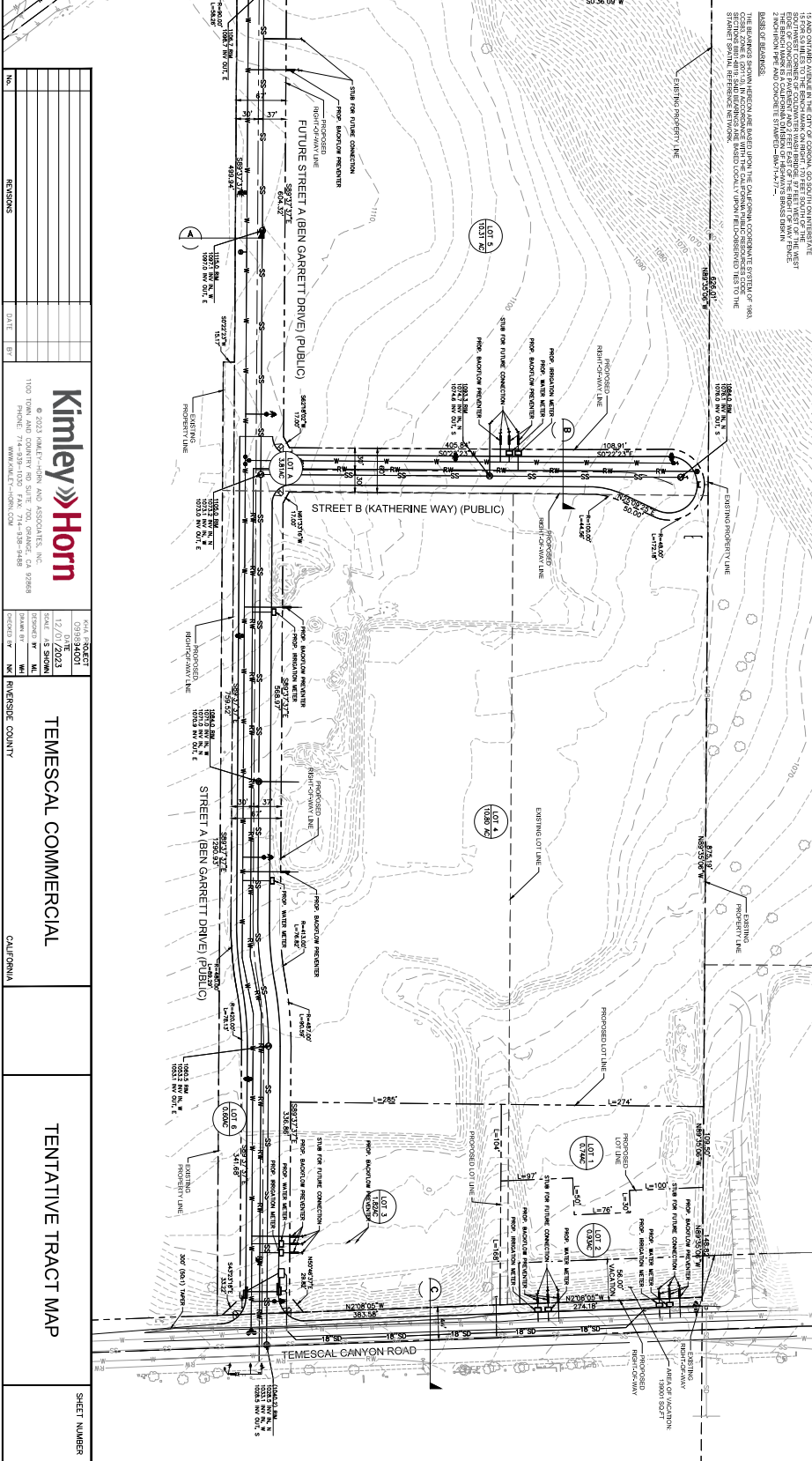
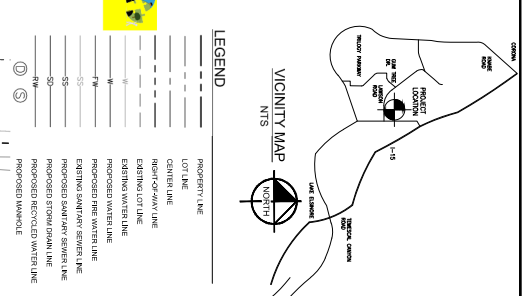
GENERAL NOTES:
 1. THE TOTAL NUMBER OF PARCELS IS 11.
 2. THE TOTAL AREA OF THE TRACT IS 29.23 ACRES.
 3. THE TRACT IS BOUND BY TEMESCAL CANYON ROAD TO THE NORTH, PATTS POINT DRIVE TO THE WEST, AND LAWSON ROAD TO THE EAST.
 4. THE TRACT IS ZONED X-MP (MIXED USE).
 5. THE TRACT IS SUBJECT TO A FUTURE WATER MAIN CONNECTION.
 6. THE TRACT IS SUBJECT TO A FUTURE SANITARY SEWER CONNECTION.
 7. THE TRACT IS SUBJECT TO A FUTURE STORM DRAIN CONNECTION.
 8. THE TRACT IS SUBJECT TO A FUTURE UTILITY CONNECTION.
 9. THE TRACT IS SUBJECT TO A FUTURE EROSION CONTROL MEASURE.
 10. THE TRACT IS SUBJECT TO A FUTURE LANDSCAPE PLAN.



LOCAL JURISDICTION:
 1. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 2. THE CITY OF CHANES, STATE OF CALIFORNIA.
 3. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 4. THE CITY OF CHANES, STATE OF CALIFORNIA.
 5. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 6. THE CITY OF CHANES, STATE OF CALIFORNIA.
 7. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 8. THE CITY OF CHANES, STATE OF CALIFORNIA.
 9. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 10. THE CITY OF CHANES, STATE OF CALIFORNIA.



LOT	AREA (AC)
1	0.24
2	0.34
3	1.82
4	10.31
5	0.60
6	0.60
7	3.81
8	3.81
9	3.81
10	3.81
11	29.23
TOTAL	29.23



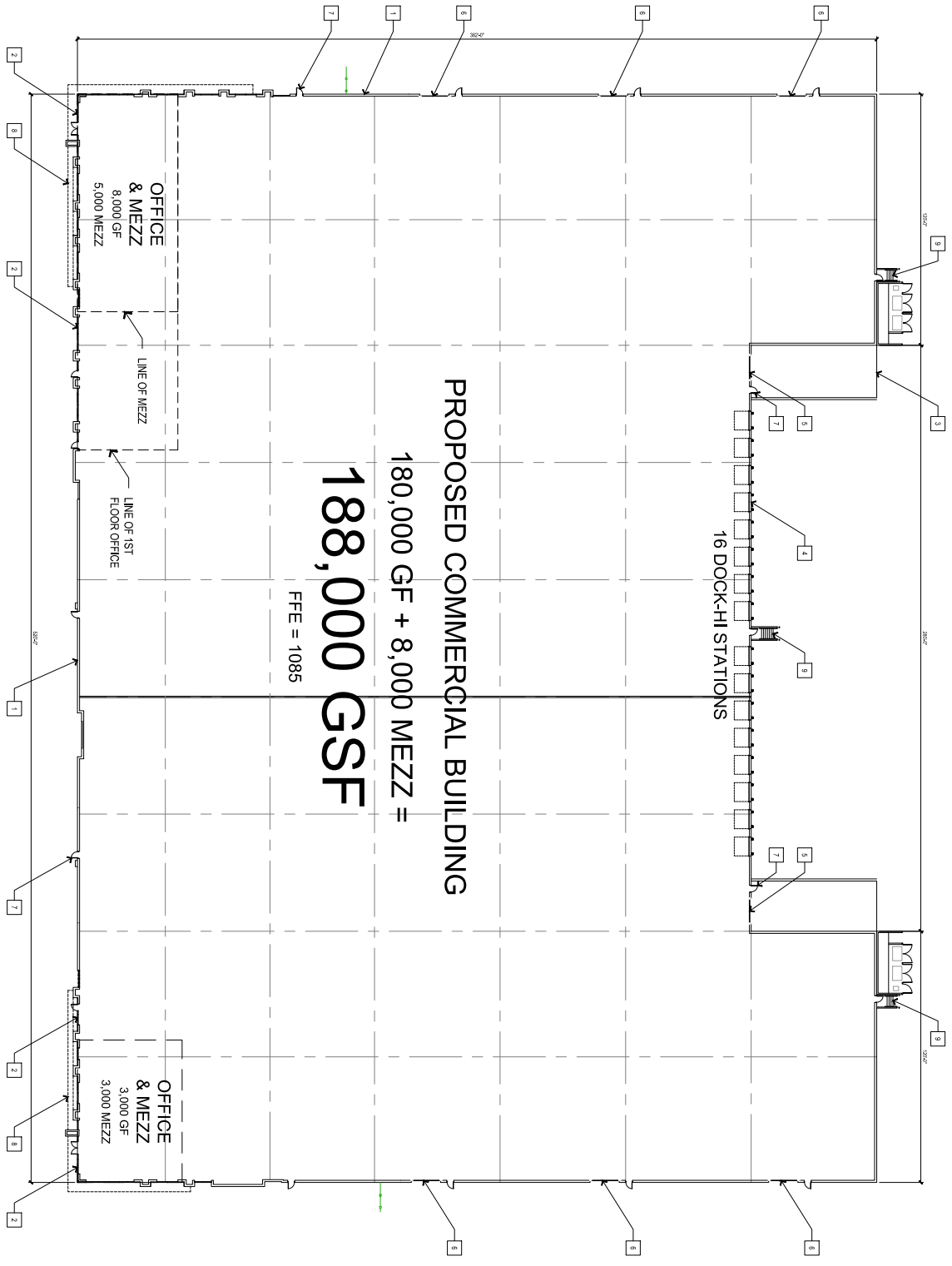
Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 1100 TOWN AND COUNTRY ROAD, SUITE 200, CHANES, CA 92508
 PHONE: 714.944.4100
 WWW.KIMLEY-HORN.COM

TEMESCAL COMMERCIAL
 RIVERSIDE COUNTY
 CALIFORNIA

TENTATIVE TRACT MAP
 SHEET NUMBER

- 1. CONCRETE TILT-UP PANEL
- 2. TYPICAL STOREFRONT SYSTEM WITH GLAZING
- 3. CONCRETE RAUP
- 4. 8'X10' DOCK DOOR
- 5. 12'X14' GLAZED DOOR
- 6. 14'X14' GLAZED DOOR
- 7. 30" HOLLOW METAL EXTERIOR MAN DOOR
- 8. METAL TRUSSES AWNING ABOVE
- 9. EXTERIOR STAR

CASE: P1723049
 EXHIBIT: Floor Plan
 DATE: 1-25-2024
 PLANNER: Jim Hill
 ARCHITECT: RIDE LANDSCAPE



TEMESCAL COMMERCIAL

CONCEPTUAL BUILDING FLOOR PLAN



RIVERSIDE COUNTY

CONCEPTUAL BUILDING FLOOR PLAN



drawing file name: p:\2023\2023-0903_temescal-commercial-conceptual-building-floor-plan.dwg
 © 2023 Architects Change, LLP dba AO

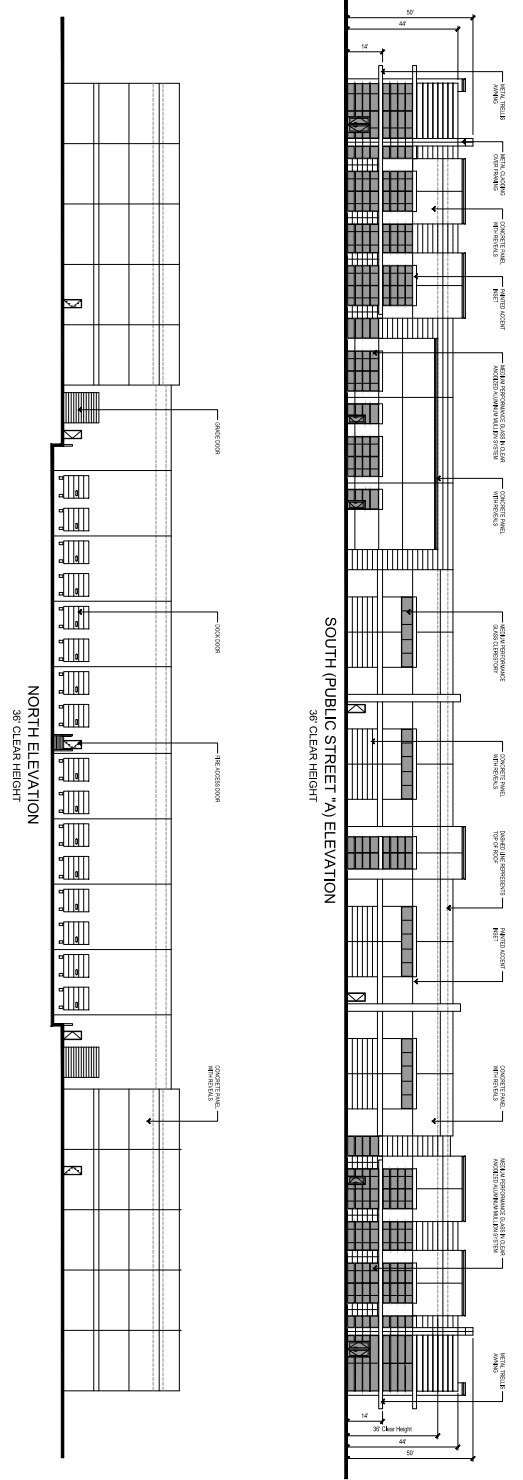
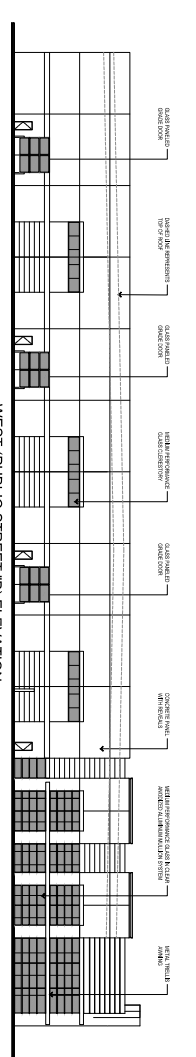
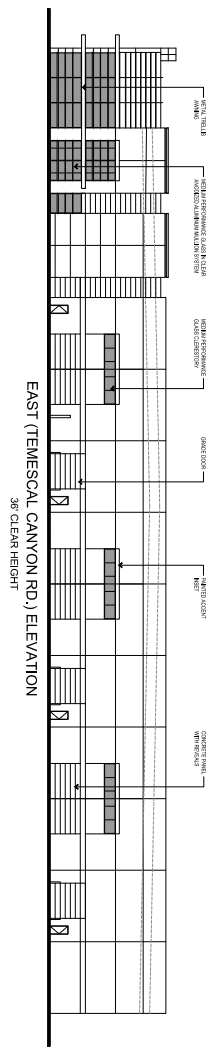
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TEAM PLAYERS:
 APPLICANT/OWNER: KMC INDUSTRIES INC.
 ARCHITECT: RIDE LANDSCAPE
 LANDSCAPE ARCHITECT: RIDE LANDSCAPE
 PROJECT ADDRESS: 2885 TEMESCAL CANYON RD.
 TEMESCAL CANYON, CA 92590

KEY NOTES:
 1. CONCRETE TILT-UP PANEL
 2. TYPICAL STOREFRONT SYSTEM WITH GLAZING
 3. CONCRETE RAUP
 4. 8'X10' DOCK DOOR
 5. 12'X14' GLAZED DOOR
 6. 14'X14' GLAZED DOOR
 7. 30" HOLLOW METAL EXTERIOR MAN DOOR
 8. METAL TRUSSES AWNING ABOVE
 9. EXTERIOR STAR

LEGEND

- Project Information (Project Name, Project Number)
- Client Information (Client Name, Client Address)
- Design Team (Architect, Engineer, Planner)
- Project Location (Site Address, City, State, Zip)
- Project Dates (Start Date, End Date)
- Project Status (Design Stage, Construction Status)
- Project Description (Project Type, Project Size)
- Project Contact (Project Manager, Project Engineer)



drawing file name: p:\2023\23-093\mcp - temescal canyon - hatched\03 elevations\03-04-24\mcp_temescal_03n.elevation_1.dwg
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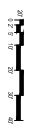
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 RIVERSIDE COUNTY

CONCEPTUAL BUILDING ELEVATIONS



Architecture.
 Design.
 Relationships.

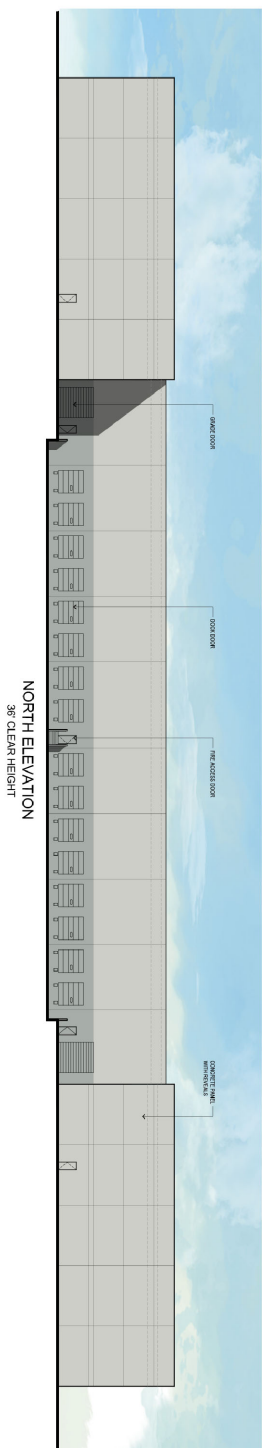
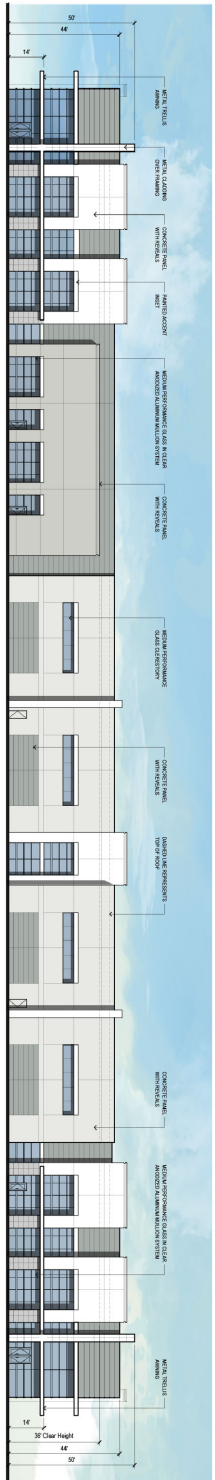
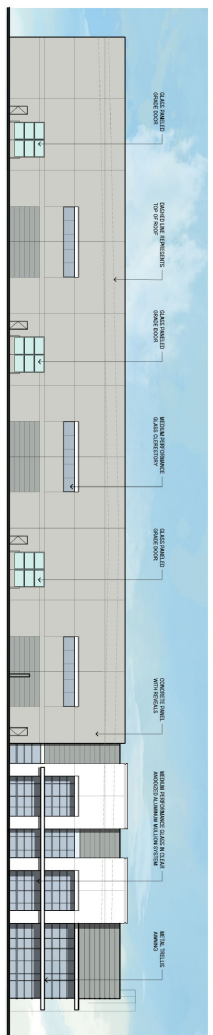
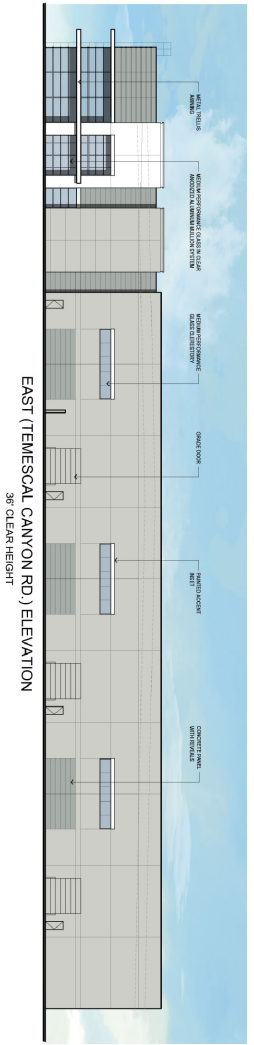


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1/31/2024
 2023-11-24

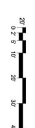
TEAM PLAYERS:

- CIVIL ENGINEER**
 QML ENGINEERING
- APPLICANT/OWNER**
 MGP INDUSTRIES, INC.
 4550 VAN WALKER AVENUE
 SUITE 700
 RIVERSIDE, CA 92506
- ARCHITECT**
 RIDGE LANDSCAPE
 6000 VAN WALKER AVENUE
 SUITE 700
 RIVERSIDE, CA 92506
- ASSASSOR'S PARCEL NUMBER:**
 2895 TEMESCAL CANYON RD
 RIVERSIDE COUNTY



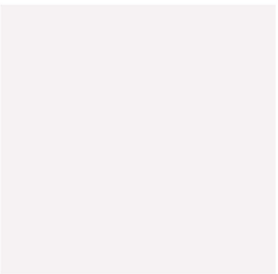
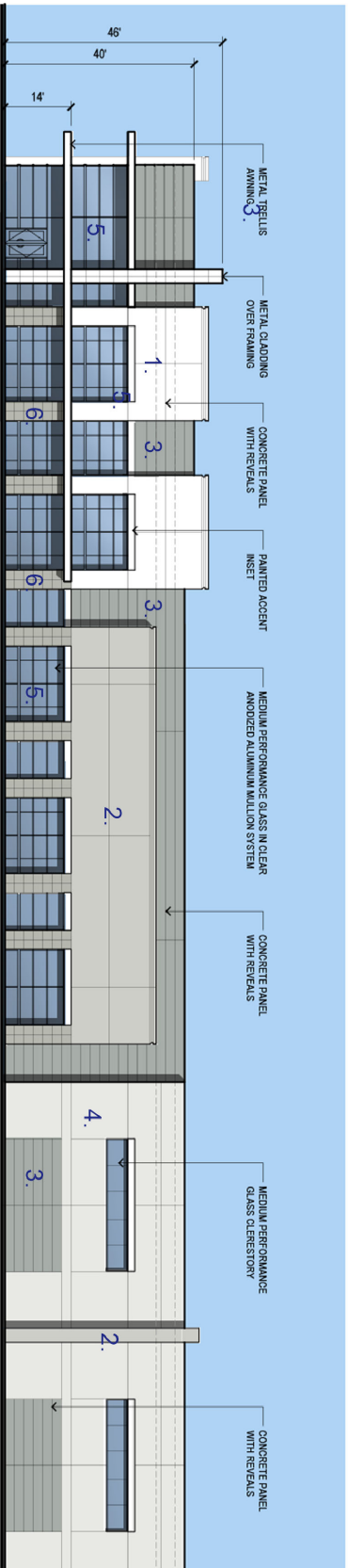
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 RIVERSIDE COUNTY, CA

CONCEPTUAL COLORED ELEVATIONS

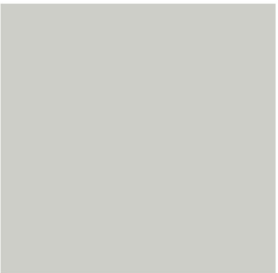


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DATE: 2023.12.04
 1:15 PM



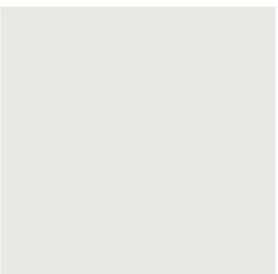
1. DE6274
FROST BITE



2. DE6276
SILHOUETTE



3. DE6278
STONE CREEK



4. DE6275
SILVER CREEK



5. PPG VISTACOOOL
INSULATED GLASS



6. DAL TILE - DIGNITARY
EMINENCE GREY DRIO

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CONCEPTUAL COLORS AND MATERIALS

