



RIVERSIDE COUNTY
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: April 5, 2023

TO:

Geology
Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation

Surveyor
Code Enforcement
Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Public Health Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel

Planning Commissioner: Leonard
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
City of Corona

PLOT PLAN NO. 230008 – Applicant: John Soldat – Engineer/Representative: Anthony Massaro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Community Retail (CD:CR) – Location: west of Temescal Canyon Rd. east of I-15 FWY, and south of Corona Elsinore Rd. – 1.10 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Plot Plan No. 230008 is a request to construct a 24,712 sq. ft. 3-story medical office shell building over ground floor parking, with exterior parking – APN: 282-121-011 – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org : **BBID# 444-293-386**

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 DAC date shown below.

This case is scheduled for a **DAC meeting on April 20, 2023**. 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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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Any questions regarding this project, should be directed to Jose Merlan, Project Planner at (951) 955-0314, or e-mail at jmerlan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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LEGEND

- BRNEN + BUILDING & SAFETY GRADING DOSSIER COMMENTS
- PLN + PLANNING DEPARTMENT COMMENTS
- SDS + ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- TRN + TRANSPORTATION DEPARTMENT COMMENTS
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- TRN + TRANSPORTATION DEPARTMENT COMMENTS

CASE: PPT230008
 EXHIBIT: Proj. Overview
 DATE: 4/20/2023
 PLANNER: Jose Merdan



Count of Riverside
 Planning Division

March 13, 2023

Subject: Project Narrative for Soldat Office Building
 APN: 282-121-011-4
 Temescal Canyon Road, Corona, CA

Project Owner:
 John Soldat (951) 737-7047
 1902 Fullerton Ave, Corona, CA 92881

Project Scope:
 New three-story office (with medical use) building over covered parking on vacant lot. Current neighbor to the north has an existing driveway that serves their property but is located on the APN 282-121-011-4 property. Owner John Soldat will allow a shared driveway condition to allow neighbor to continue to access their property. The driveway will be modified to meet grading and fire department code requirements.

Proposed Lot Coverage:
 Lot Area: 1.10 Acres
 Building Footprint: 14,078 s.f.
 Lot Coverage: 29.8%

Proposed Building Area:
 2nd Floor Conditioned Space: 13,076 s.f.
 3rd Floor Conditioned Space: 8,730 s.f.
 4th Floor Conditioned Space: 2,906 s.f.
 Total Proposed Conditioned Space: 24,712 s.f.

Additional Non-Conditioned Space:
 1st Floor Parking Garage: 17,100 s.f.
 2nd Floor Courtyard: 2,200 s.f.
 3rd Floor Covered Entry: 804 s.f.

Parking Analysis:
 Per county of Riverside requirement, provide 1 space per 200 s.f. of net leasable area for medical and dental offices, clinics, medical and professional business offices.

Net Leasable Area:
 2nd Floor Net Leasable Area: 10,300 s.f.
 3rd Floor Net Leasable Area: 6,400 s.f.
 4th Floor Net Leasable Area: 1,900 s.f.
 Total Net Leasable Area: 18,600 s.f.

18,600 s.f. / 200 = 93 Parking Spaces

Parking Spaces Required: 93
 Parking Spaces Provided: 93

LEGAL DESCRIPTION

PARCEL A, AS SHOWN ON LOT LINE ADJUSTMENT NO. 2928, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 26, 1990 AS INSTRUMENT NO. 1990-32933 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF PARCEL 2 AS SHOWN BY MAP ON RECORD OF SURVEY ON FILE IN BOOK 42, PAGE(S) 68 THEREOF, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT IS NORTH 87° 35' 10" WEST; ALONG SAID SOUTHERLY LINE, A DISTANCE OF 113.91 FEET FROM THE SOUTHEAST CORNER OF PARCEL 1 OF SAID RECORD OF SURVEY, SAID POINT BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL 40 IN FINAL ORDER OF CONDEMNATION, SUPERIOR CASE NO. 84056 RECORDED SEPTEMBER 23, 1965 AS INSTRUMENT NO. 109366 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 15° 37' 07" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 40, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL LAND AS DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL, RECORDED AUGUST 20, 1969 AS INSTRUMENT NO. 85326 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID SOUTHWEST CORNER BEING THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 15° 37' 07" EAST, ALONG SAID EASTERLY LINE OF PARCEL 40, A DISTANCE OF 170.49 FEET (FORMERLY RECORDED 170.52 FEET), TO THE SOUTHERLY LINE OF THE PARCEL OF LAND AS DESCRIBED IN DEED TO EULA G. CROSBIE, RECORDED JANUARY 29, 1942, IN BOOK 531, PAGE(S) 224 THEREOF, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 88° 26' 54" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 238.07 FEET TO A POINT THAT BEARS NORTH 88° 26' 54" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 59.42 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED TO EULA G. CROSBIE; THENCE NORTH 61° 06' 51" EAST, A DISTANCE OF 48.05 FEET TO THE WESTERLY LINE OF STATE HIGHWAY NUMBER 71, 80.00 FEET IN WIDTH, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED JULY 22, 1930 IN BOOK 867, PAGE(S) 45 THEREOF, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 13° 11' 55" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 104.06 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE ON A CURVE CONCAVE, HAVING A RADIUS OF 1540.00 FEET THROUGH AN ANGLE OF 02° 18' 16", AN ARC LENGTH OF 61.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL; THENCE SOUTH 87° 08' 22" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, DESCRIBED IN DEED TO DOYLE V. HILL AND ELIZABETH L. HILL, A DISTANCE OF 289.64 FEET TO THE **TRUE POINT OF BEGINNING**.

BUILDING AREA ANALYSIS: (AS DEFINED BY CBC SECTION 202)

2ND FLOOR CONDITIONED SPACE:	13,076 SF
3RD FLOOR CONDITIONED SPACE:	8,730 SF
4TH FLOOR CONDITIONED SPACE:	2,906 SF
TOTAL GROSS CONDITIONED SPACE:	24,712 SF

ADDITIONAL NON CONDITIONED BUILDING AREAS

1ST FLOOR PARKING GARAGE:	17,100 SF
2ND FLOOR COURTYARD:	2,200 SF
3RD FLOOR COVERED ENTRY:	804 SF
4TH FLOOR UNCOVERED DECK:	500 SF

PARKING ANALYSIS:
PER COUNTY OF RIVERSIDE PARKING REQUIRED:
1 SPACE / 200 S.F. OF NET LEASABLE FLOOR AREA FOR MEDICAL AND DENTAL OFFICES, CLINICS, MEDICAL AND PROFESSIONAL BUSINESS OFFICES

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18,600 S.F. / 200 = 93 PARKING SPACES REQUIRED
PARKING SPACES REQUIRED: 93
PARKING SPACES PROVIDED: 93

PARKING BREAKDOWN:
UPPER PARKING AREA: 40 SPACES (11 COMPACT SPACES)
LOWER PARKING AREA: 53 SPACES (5 COMPACT SPACES)
(20% COMPACT PARKING ALLOWED)

ACCESSIBLE PARKING REQUIRED: 4
ACCESSIBLE PARKING PROVIDED: 4

Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

LEGEND

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CASE: PPT230008
EXHIBIT: Plot Plan
DATE: 4/20/2023
PLANNER: Jose Merlan

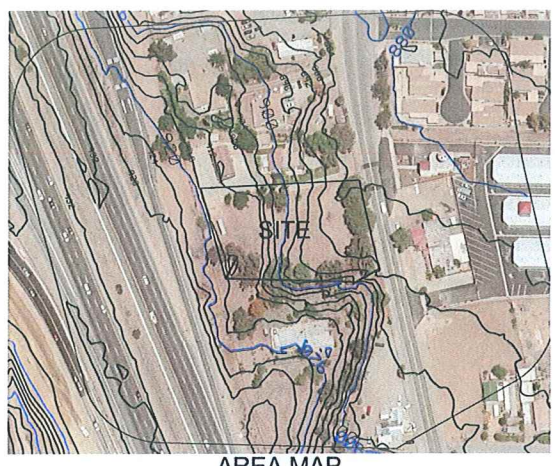
Meeting Comment Agenda Final

PLOT PLAN
POR. SE ¼ SEC. 21, T.4S., R.6 W., SBBM.
TEMESCAL CANYON ROAD
RIVERSIDE COUNTY, CA
APN: 282-121-011

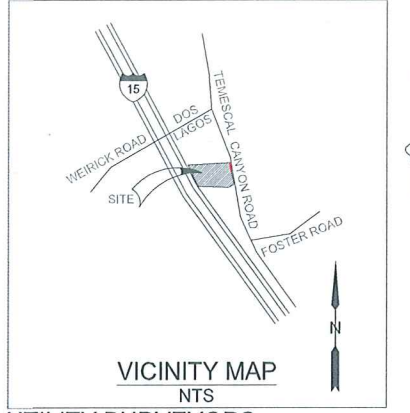
EARTHWORK QUANTITIES
CUT 11,000 CUBIC YARDS EXPORT 11,000 C.Y.
FILL 0 CUBIC YARDS IMPORT 0 C.Y.

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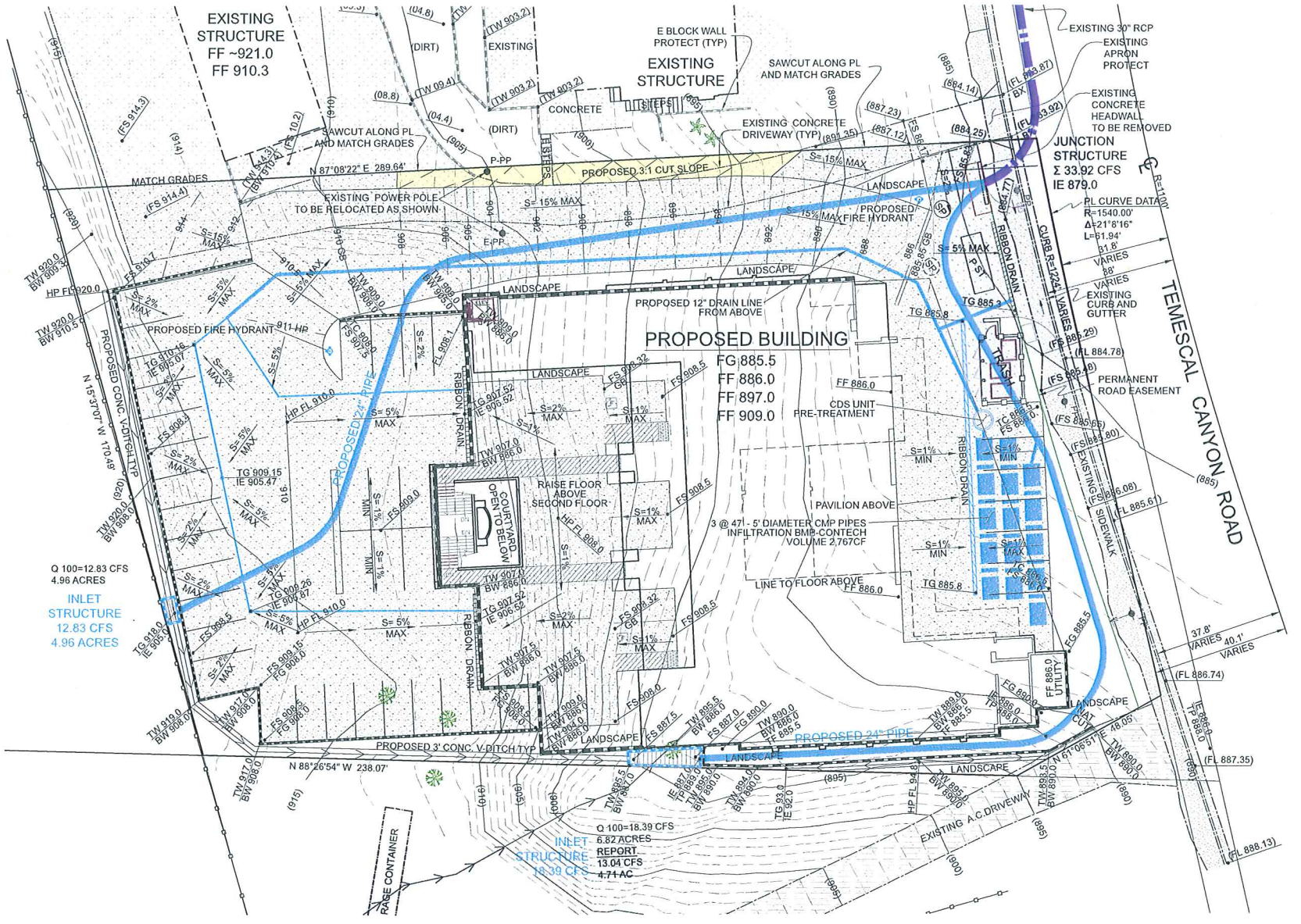
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AREA MAP
RCFC&WCD ORTHOPHOTO TOPO
PHOTO DATED 5-9-2007
1"=100'



VICINITY MAP
NTS



UTILITY PURVEYORS
ELECTRIC SCE 800 655-4555
GAS SO CAL GAS 909 307-7070
WATER T. V. W. D 951 277-1414
SEWER SEPTIC
PHONE VARIOUS
CABLE VARIOUS

LOT SIZE 17,592 SF NET & GROSS
1.09 ACRE NET & GROSS
FEMA ZONE X

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SOURCE OF TOPOGRAPHY
FIELD SURVEY DATED 8-10-19, 8-20-22 & 10-6-22

LEGEND
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TF TOP OF FOOTING
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APPLICANT
MARS HILL STUDIO, INC.
TONY MASSARO
2533 GREENBRIAR LANE
COSTA MESA, CA 92626
714 556-8299
tony@marshillstudio.com

OWNER/CLIENT
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john@soldatcpa.onmicrosoft.com

CIVIL CONSULTING
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CORONA, CA 92882
714 392-1219
wave@wwdb.org

CONSTRUCTION RECORD	DATE	BY	REVISIONS / AMENDMENTS	ACCD	BENCH MARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY:	DATE:	CITY OF RIVERSIDE PLOT PLAN POR. SE ¼ SEC. 21, T.4S., R.6W., SBBM TEMESCAL CANYON ROAD	Drawing No.
Contractor						Horizontal 1"=20' Vertical 1"=20'	NO. 42265 CIVIL ENGINEER STATE OF CALIFORNIA	WILLIAM C. HOBBS R.C.E. No. 42265	WCH	WCH	ACCEPTED BY:	DATE:		Sheet of

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TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION RECORD	DATE	BY	REVISIONS / AMENDMENTS	ACCD	BENCH MARK
Contractor					
Inspector					
Date Completed					

PRELIMINARY GRADING PLAN

POR. SE ¼ SEC. 21, T.4S., R.6 W., SBBM.
TEMESCAL CANYON ROAD
RIVERSIDE COUNTY, CA
APN: 282-121-011

LEGEND

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CASE: PPT230008
EXHIBIT: Prelim Grading
DATE: 4/20/2023
PLANNER: Jose Merlan

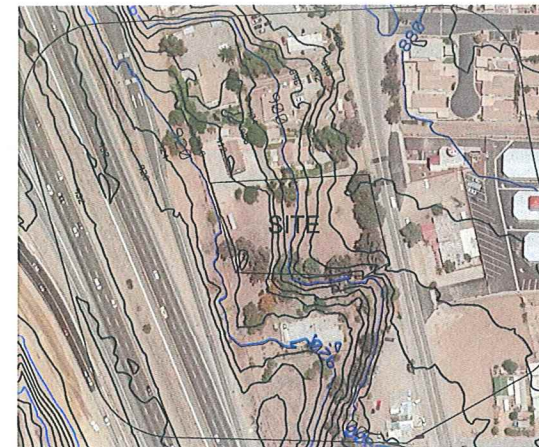
Meeting Comment Agenda Final

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TO BE EXPORTED TO THE LOCAL DUMP VIA TEMESCAL CANYON ROAD.

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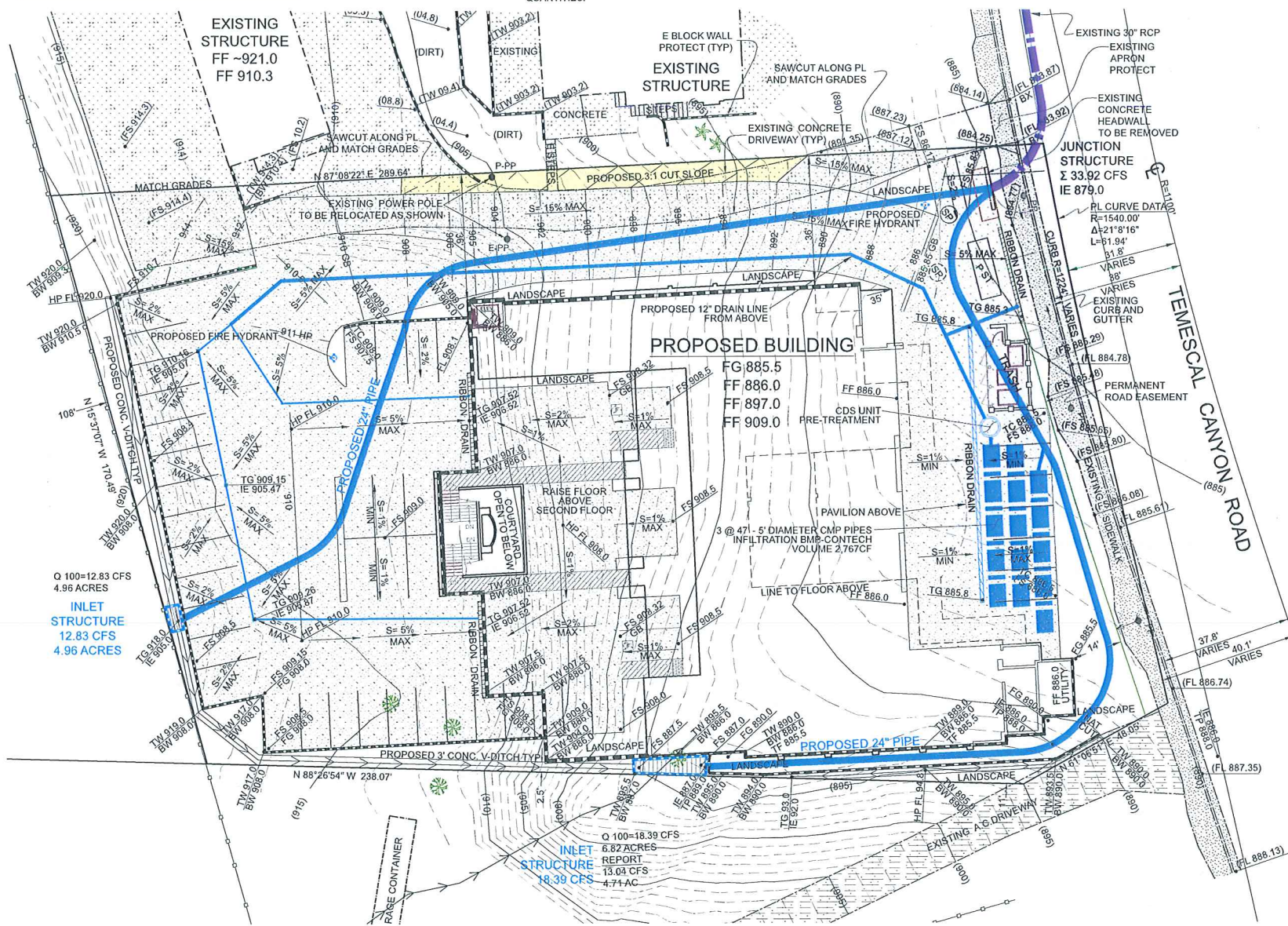
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RCFC&WCD ORTHOPHOTO TOPO
PHOTO DATED 5-9-2007
1"=100'

0 20 40 60
SCALE 1"=20'

VICINITY MAP
NTS



UTILITY PURVEYORS
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GAS SO CAL GAS 909 307-7070
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SEWER SEPTIC
PHONE VARIOUS
CABLE VARIOUS

LOT SIZE FEMA
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1.09 ACRE NET & GROSS

PLANNING
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SOURCE OF TOPOGRAPHY
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LEGEND
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FF FINISHED FLOOR
FG FINISHED GRADE
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SP SEEPAGE PIT
ST 2500 GALLON SEPTIC TANK
TF TOP OF FOOTING
TW TOP OF WALL
TYP TYPICAL
USP UNDER SEPARATE PERMIT

APPLICANT
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john@soldatcpa.onmicrosoft.com

CIVIL CONSULTING
2621 GREEN RIVER RD #105-209
CORONA, CA 92882
714 392-1219
wave@wwdb.org

Designed By: BV
Drawn By: BV
Checked By: WCH
Plans Prepared Under Supervision Of
WILLIAM C. HOBBS
R.C.E. No. 42265
Date: 3-29-2023

RECOMMENDED BY: _____ DATE: _____
ACCEPTED BY: _____ DATE: _____
R.C.E. No. _____ Expires: _____

COUNTY OF RIVERSIDE
PRELIMINARY GRADING PLAN
POR. SE ¼ SEC. 21, T.4S., R.6W., SBBM
TEMESCAL CANYON ROAD

Drawing No. _____
Sheet _____ of _____

Revisions

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

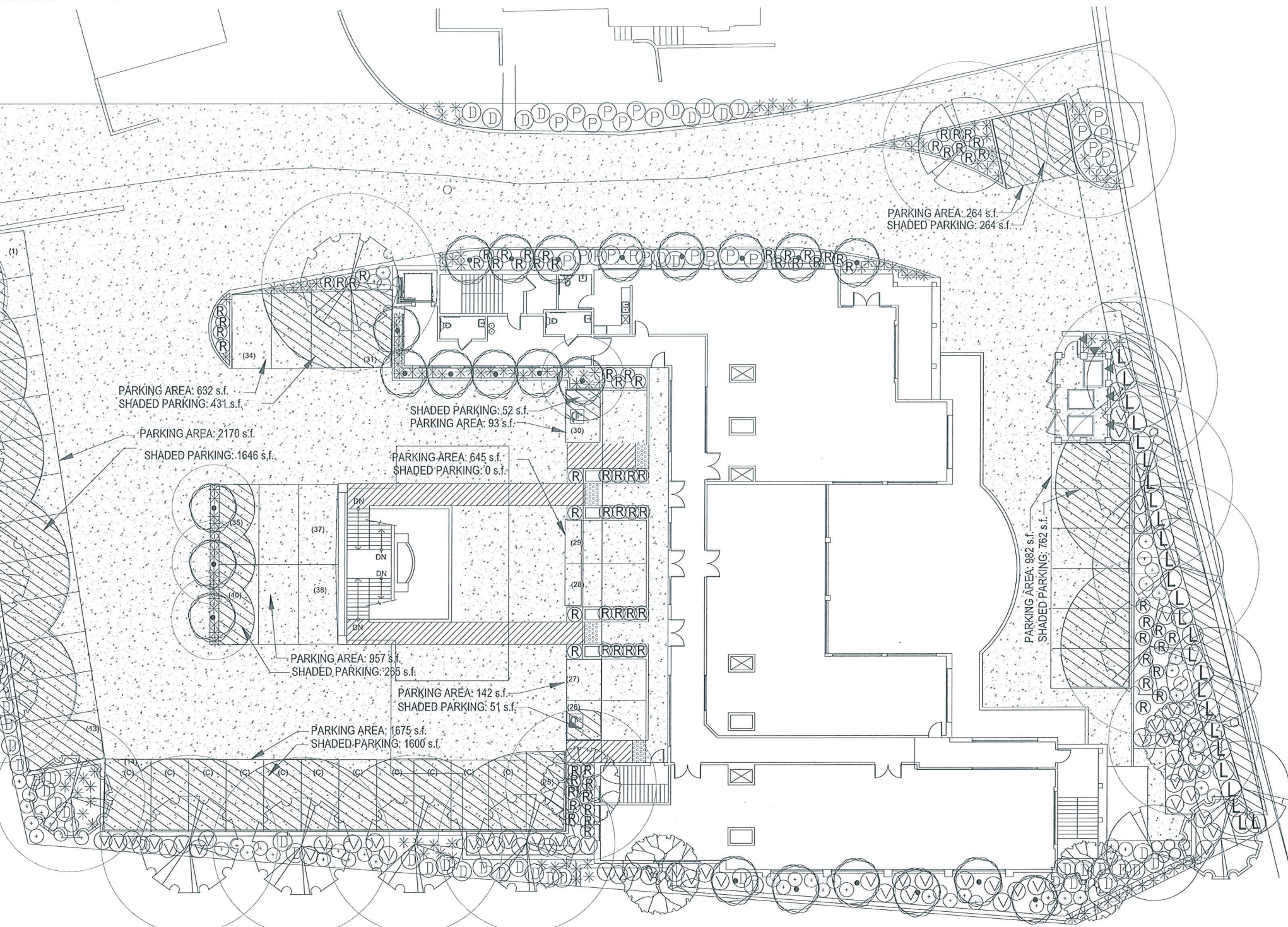
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SHADE CALCULATIONS:

DESIGNATED UNCOVERED STRIPED PARKING AREAS FOR PASSENGER VEHICLES:
 PASSENGER VEHICLE AREA: 6,915 S. F.
 SHADED PORTION OF PASSENGER PARKING AREA STALLS: 5,071 S. F.
 PERCENTAGE SHADED: 73.3 %

NOTE THAT ADDITIONAL COVERED PARKING IS AVAILABLE UNDER THE BLDG. THAT IS 100% SHADED



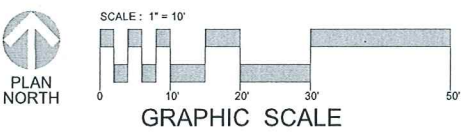
PLANT LEGEND

SYMBOL	ABBREV	BOTANICAL / COMMON NAME	QTY.	SIZE	SYMBOL	ABBREV	BOTANICAL / COMMON NAME	QTY.	SIZE
TREES (PER WUCOLS REGION 4)					SHRUBS (PER WUCOLS REGION 4)				
	BRA POP	BRACHYCHITON POPULNEUS / BOTTLE TREE	-	24" BOX		AGA AFR	AGAPANTHUS A. 'PETER PAN' / LILY OF THE NILE	---	1 GALLON
	CER DM	CERCIDIUM 'DESERT MUSEUM' / DESERT MUSEUM TREE	-	35" BOX		DIA CAE	DIANELLA CAERULEA 'CASSA BLUE' / BLUE FLAX LILY	---	1 GALLON
	GEI PAR	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	-	24" BOX		HEM HYB	HEMEROCALLIS HYBRIDS / YELLOW EVERGREEN DAYLILY	---	1 GALLON
	LAG HYB	LAGERSTROMIA HYB. 'NATCHEZ' / WHITE CRAPE MYRTLE	-	24" BOX		HES PAR	HESPERALOE PARVIFLORA / RED YUCCA	---	5 GALLON
	MAG GRA	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	-	15 GALLON		LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX-LEAF PRIVET	---	5 GALLON
	TRA FOR	TRACHYCARPUS FORUNEI / WINDMILL PALM	-	24" BOX		MAH REP	MAHONIA REPENS / CREEPING MAHONIA	---	1 GALLON
		PALMS				PIT CRE	PITTOSPORUM T. 'CREME DE MINT' / VARIEGATED TOBIRA	---	5 GALLON
						PIT VAR	PITTOSPORUM T. 'VARIEGATA' / VARIEGATED TOBIRA	---	5 GALLON
		VINES (PER WUCOLS REGION 4)				POD MAC	PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE	---	5 GALLON
	PAR TRI	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY REMOVE FROM STAKE & SECURE TO WALLS	-	5 GALLON		RHA IND	RHAPHIOLEPIS 'CLARA' / WHITE INDIAN HAWTHORN	---	5 GALLON
						CAR MAC	CARISSA MACROCARPA 'GREEN CARPET' / PROSTATE NATAL PLUM FROM 1 GALLON CONTAINERS TRIANGULAR SPACE 16" O.C.	---	5 GALLON
						MULCH	3" LAYER OF FOREST FLOOR SHREDDED BARK MULCH AVAILABLE THROUGH AQUIANA FERTILIZERS (49) 765-8558 (TYP. IN PLANTING AREAS). KEEP MULCH 3" AWAY FROM TREE TRUNK AND PLANT STEMS.	---	5 GALLON

NOTE: PLANT COUNT IS FOR CONTRACTOR CONVENIENCE ONLY AND MUST BE VERIFIED WHILE PREPARING INSTALLATION PROPOSAL. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

RIVERSIDE COUNTY LANDSCAPE NOTES

- IRRIGATION SYSTEM:**
 ALL PLANTED AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE GROUPINGS AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE AS REQUIRED BY RIVERSIDE COUNTY WATER ORDINANCE. IRRIGATION SHALL BE AND BY MEANS OF AN AUTOMATICALLY CONTROLLED IRRIGATION CONTROL SYSTEM WITH A RAIN SENSOR. THE SYSTEM SHALL BE CAPABLE OF REPEAT CYCLES IN ORDER TO APPLY WATER AT A RATE THAT THE SOIL CAN ABSORB. A MASTER CONTROL VALVE WILL BE INSTALLED TO PREVENT OVER WATERING WHEN VALVES MALFUNCTION. DOMESTIC WATER WILL BE PROTECTED BY MEANS OF A REDUCED PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION PLAN WILL SHOW THE LOCATION OF ALL COMPONENTS, SPRINKLER RADII, STATED PRESSURE, GALLONS PER MINUTE PER HEAD, AND WILL CONFORM TO THE STANDARDS SET FORTH IN THE "RIVERSIDE COUNTY GUIDE TO TREES, SHRUBS, AND GROUND COVERS."
- LANDSCAPE CONCEPT:**
 THE PLAN WILL PROVIDE VISUAL CONTINUITY OF LANDSCAPE DESIGN WITH EXISTING COMMERCIAL AND INDUSTRIAL DEVELOPMENT. THE LANDSCAPE WILL COMPLEMENT THE ARCHITECTURE WHEREVER POSSIBLE (I.E. SOFTEN WALLS SCREENING SERVICE AREAS WITH TREES, SHRUBS AND VINES). SIGHT CLEARANCE FOR AUTOMOBILE TRAFFIC AND VISUAL ACCESS TO SIGNAGE ARE OBSERVED AND ACCOUNTED FOR IN THE DESIGN. EXISTING TREES WILL BE PRESERVED WHENEVER PRACTICAL TO DO SO. EXISTING TREES WILL BE NOTED ON PLANS. PARKING AREA LANDSCAPE WILL INCLUDE SHADE TREES AS SPECIFIED IN THE "RIVERSIDE COUNTY GUIDE TO TREES, SHRUBS, AND GROUND COVERS" AND WILL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING AREAS. ALL PARKING AREAS WILL BE SCREENED FROM THE STREET BY MEANS OF PLANTERS WITHIN PARKING AREAS WILL CONFORM TO THE REQUIREMENTS OF RIVERSIDE COUNTY.
 PLANT MATERIALS ARE SELECTED FOR TEMPERATURE HARDINESS AND LOW WATER USE REQUIREMENTS, AND WILL BE GROUPED ACCORDING TO WATER AND CLIMATIC NEEDS. TURF OR LAWN AREAS WILL BE HELD TO A MINIMUM USE. A LAYER OF MULCH WILL BE INSTALLED TO REDUCE WATER EVAPORATION BETWEEN IRRIGATION PERIODS.
 THE INSTALLATION SHALL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND APPLY THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



COMPLIANCE NOTE:
 THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S WATER-EFFICIENT LANDSCAPE ORDINANCE (ORDINANCE NO. 859), THE COUNTY OF RIVERSIDE'S GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING AND RIVERSIDE COUNTY'S CALIFORNIA FRIENDLY PLANT LIST.
 ENSURE THAT IRRIGATION PLANS FOR ALL NEW DEVELOPMENT INCORPORATE WEATHER-BASED CONTROLLERS AND UTILIZE STATE-OF-THE-ART WATER-EFFICIENT IRRIGATION COMPONENTS.

DATE: 3/14/2023
 SIGNATURE:



STREET VIEW 1



STREET VIEW 1



STREET VIEW 3



STREET VIEW 4

LEGEND

- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT230008
EXHIBIT: 3D Model Str
DATE: 4/20/2023
PLANNER: Jose Merlan

Meeting
 Comment Agenda
 Final



Revisions

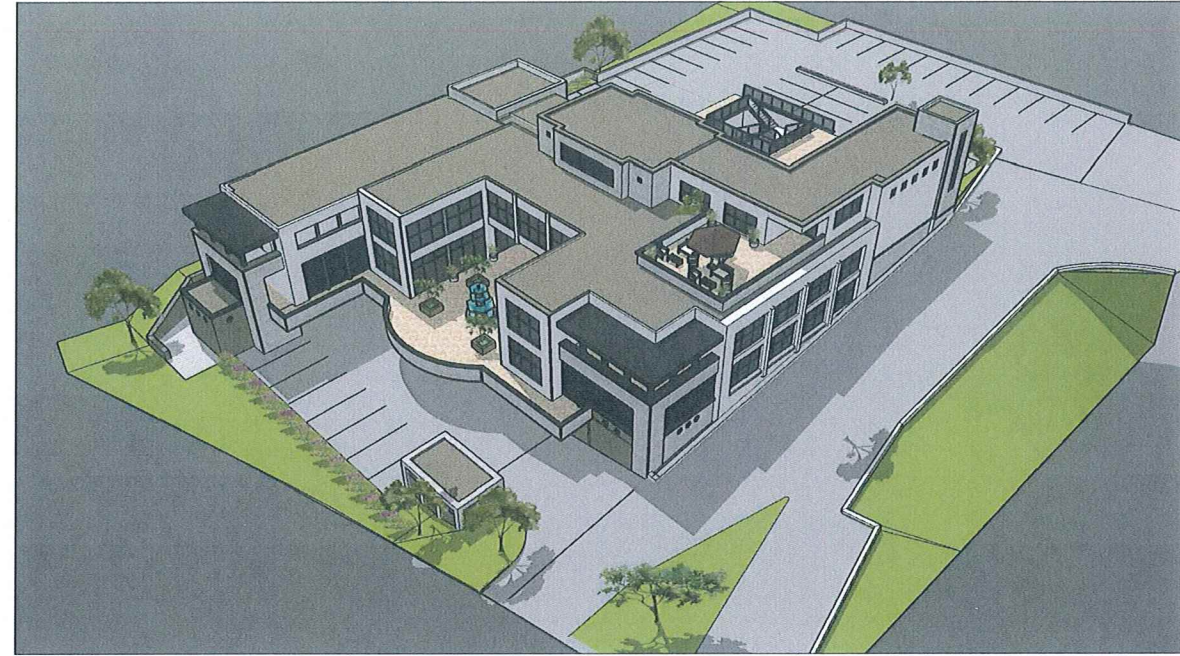
SOLDAT OFFICE BUILDING

TEMESCAL CANYON ROAD

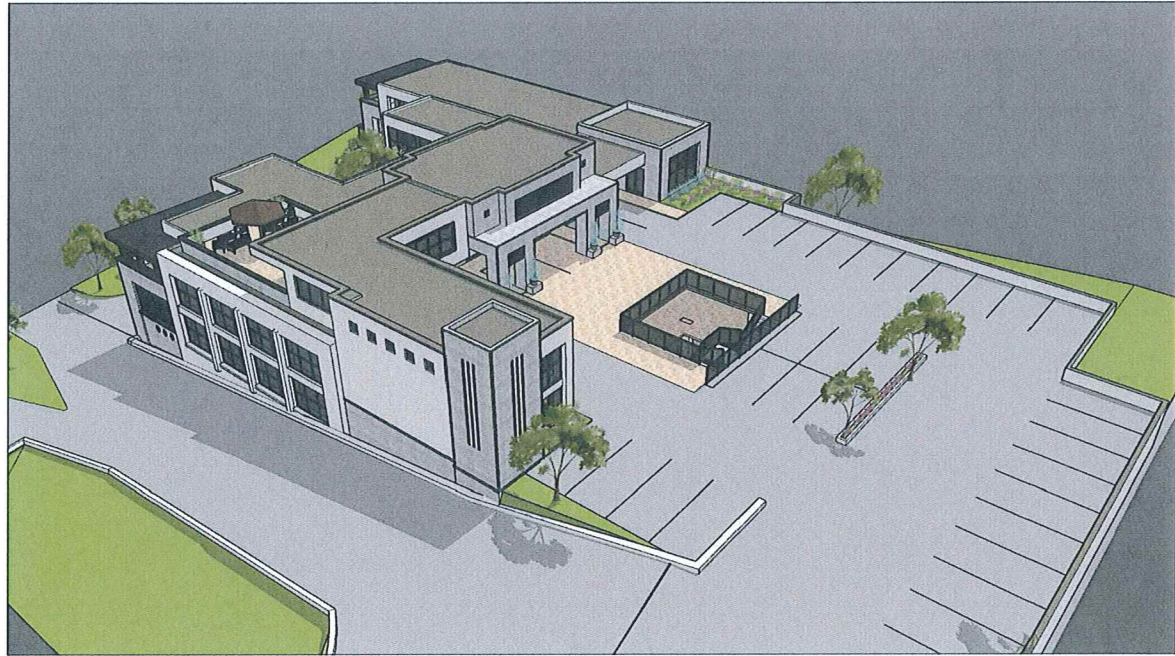
PLOT PLAN SUBMITTAL 1	
Issue Date	03/10/23
Title	3D MODEL VIEWS
Sheet No.	A-4.0.1



SOUTHEAST BIRDS EYE VIEW



NORTHEAST BIRDS EYE VIEW



NORTHWEST BIRDS EYE VIEW



SOUTHWEST BIRDS EYE VIEW

- LEGEND**
- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE - PLANNING DEPARTMENT COMMENTS
 - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE - FLOOD CONTROL DISTRICT COMMENTS
 - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
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 - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT230008
EXHIBIT: 3D Model Vie
DATE: 4/20/2023
PLANNER: Jose Merlan

Meeting
 Comment Agenda
 Final

Revisions

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

PLOT PLAN
 SUBMITTAL 1

Issue Date 03/10/23

Title
 3D MODEL
 VIEWS

Sheet No.

A-4.0.2

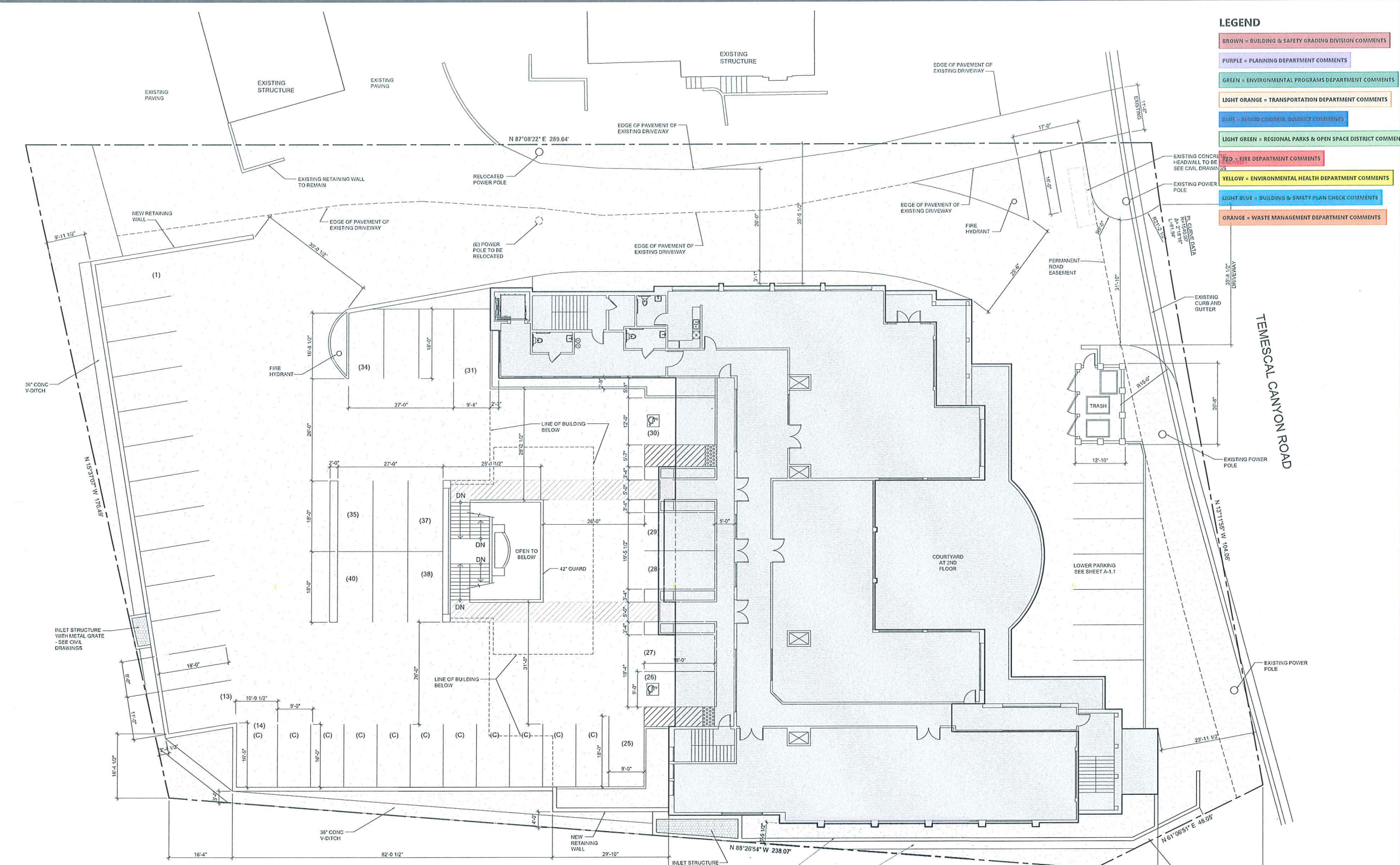
Revisions

LEGEND

- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = PUBLIC WORKS DEPARTMENT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

SOLDAT OFFICE BUILDING

TEMESCAL CANYON ROAD



PARKING ANALYSIS:

PER COUNTY OF RIVERSIDE PARKING REQUIRED:

1 SPACE / 200 S.F. OF NET LEASABLE FLOOR AREA FOR MEDICAL AND DENTAL OFFICES, CLINICS, MEDICAL AND PROFESSIONAL BUSINESS OFFICES

NET LEASABLE AREAS

2ND FLOOR NET LEASABLE AREA:	10,300 SF
3RD FLOOR NET LEASABLE AREA:	6,400 SF
4TH FLOOR NET LEASABLE AREA:	1,500 SF
TOTAL NET LEASABLE AREA:	18,600 SF

18,600 S.F. / 200 = 93 PARKING SPACES REQUIRED

PARKING SPACES REQUIRED: 93
 PARKING SPACES PROVIDED: 93

PARKING BREAKDOWN:

UPPER PARKING AREA:	43 SPACES (11 COMPACT SPACES)
LOWER PARKING AREA:	50 SPACES (5 COMPACT SPACES)
TOTAL:	93 SPACES

ACCESSIBLE PARKING REQUIRED: 4
 ACCESSIBLE PARKING PROVIDED: 4

BUILDING ANALYSIS: MIXED OCCUPANCY

PRIMARY OCCUPANCY
 2ND - 4TH STORIES OFFICES
 CONSTRUCTION TYPE: TYPE V-A (SPRINKLERED)
 OCCUPANCY GROUP: B (MEDICAL OFFICE)
 BUILDING FLOORS MAXIMUM: 3 STORIES
 BUILDING FLOORS PROPOSED: 3 STORIES
 BUILDING HEIGHT MAXIMUM: 60'-0"
 BUILDING AREA MAXIMUM: 27,000 S.F.

1ST STORY PARKING GARAGE
 CONSTRUCTION TYPE: TYPE V-A (SPRINKLERED)
 OCCUPANCY GROUP: U (GARAGE)
 BUILDING FLOORS MAXIMUM: 3 STORIES
 BUILDING FLOORS PROPOSED: 1 STORY
 BUILDING HEIGHT MAXIMUM: 70'-0"
 BUILDING AREA MAXIMUM: 27,000 S.F.

PROJECT DATA

APPLICANT: JOHN SOLDAT
 (951) 337-7347
 1902 FULLERTON AVE
 CORONA, CA 92881

PROJECT ADDRESS: TEMESCAL CANYON ROAD
 CORONA, CA

APR: 292-121-011-1
 C-P-S

ZONING DESIGNATION: C-P-S

APPLICABLE CODES:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA UNIFORM ADMINISTRATIVE CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:
 NEW THREE STORY OFFICE BUILDING OVER COVERED PARKING ON VACANT LAND

LOT COVERAGE

LOT AREA:	1.10 ACRES
BUILDING FOOTPRINT:	14,078 SF
LOT COVERAGE:	29.8%

LANDSCAPE AREA

LOT AREA:	1.10 ACRES
LANDSCAPE AREA:	7,349 SF
LANDSCAPE COVERAGE:	15.3%

CASE: PPT230008
EXHIBIT: Site Plan
DATE: 4/20/2023
PLANNER: Jose Merlan

Meeting Comment Agenda Final

SITE PLAN HATCH KEY:

	CONCRETE PAVING
	NEW BUILDING FOOTPRINT
	STRIPED PEDESTRIAN ROUTE AT PARKING AREA
	LANDSCAPE AREA

SITE PLAN
 SCALE: 1" = 10'-0"

BUILDING AREA ANALYSIS: (AS DEFINED BY CBC SECTION 202)

2ND FLOOR CONDITIONED SPACE:	13,076 SF
3RD FLOOR CONDITIONED SPACE:	8,730 SF
4TH FLOOR CONDITIONED SPACE:	2,906 SF
TOTAL GROSS CONDITIONED SPACE:	24,712 SF

ADDITIONAL NON CONDITIONED BUILDING AREAS

1ST FLOOR PARKING GARAGE:	17,100 SF
2ND FLOOR COURTYARD:	2,200 SF
3RD FLOOR COVERED ENTRY:	604 SF
4TH FLOOR UNCOVERED DECK:	500 SF

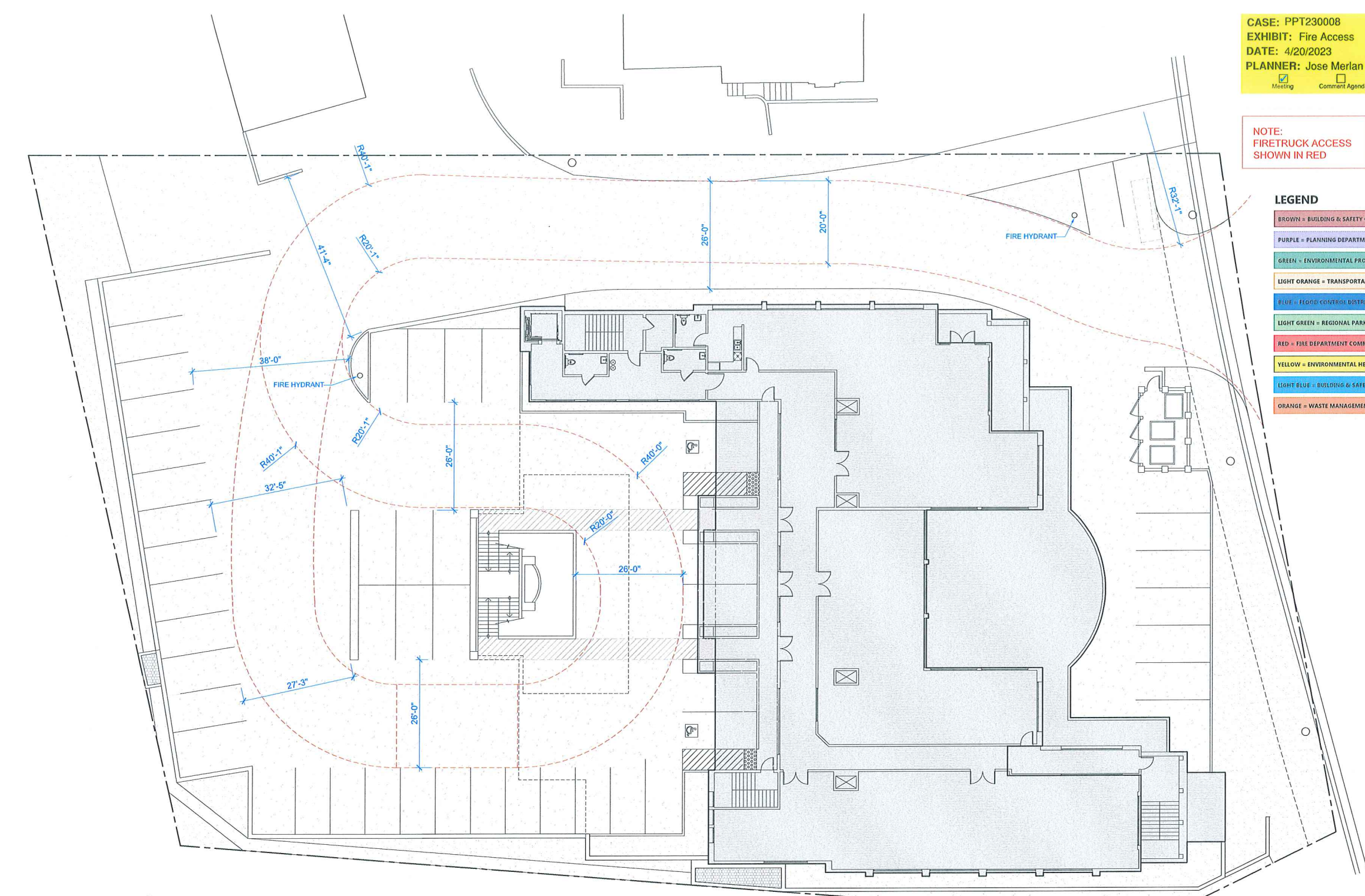
CASE: PPT230008
 EXHIBIT: Fire Access
 DATE: 4/20/2023
 PLANNER: Jose Merlan



Meeting Comment Agenda Final

NOTE:
 FIRETRUCK ACCESS
 SHOWN IN RED

- LEGEND**
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE = PLANNING DEPARTMENT COMMENTS
 - GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE = FLOOD CONTROL DISTRICT COMMENTS
 - LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
 - RED = FIRE DEPARTMENT COMMENTS
 - YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



PARKING ANALYSIS:

PER COUNTY OF RIVERSIDE PARKING REQUIRED:
 1 SPACE / 200 S.F. OF NET LEASABLE FLOOR AREA FOR MEDICAL AND DENTAL OFFICES, CLINICS, MEDICAL AND PROFESSIONAL BUSINESS OFFICES

NET LEASABLE AREAS

2ND FLOOR NET LEASABLE AREA:	10,300 SF
3RD FLOOR NET LEASABLE AREA:	6,400 SF
4TH FLOOR NET LEASABLE AREA:	1,900 SF
TOTAL NET LEASABLE AREA:	18,600 SF

18,600 S.F. / 200 = 93 PARKING SPACES REQUIRED

PARKING SPACES REQUIRED: 93
 PARKING SPACES PROVIDED: 93

PARKING BREAKDOWN:

UPPER PARKING AREA:	49 SPACES (11 COMPACT SPACES)
LOWER PARKING AREA:	53 SPACES (5 COMPACT SPACES)

(20% COMPACT PARKING ALLOWED)

ACCESSIBLE PARKING REQUIRED: 4
 ACCESSIBLE PARKING PROVIDED: 4

BUILDING ANALYSIS: MIXED OCCUPANCY

PRIMARY OCCUPANCY
 2ND - 4TH STORIES OFFICES
 CONSTRUCTION TYPE: TYPE V-A (SPRINKLERED)
 OCCUPANCY GROUP: B (MEDICAL OFFICE)
 BUILDING FLOORS MAXIMUM: 3 STORIES
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 CONSTRUCTION TYPE: TYPE V-A (SPRINKLERED)
 OCCUPANCY GROUP: U (GARAGE)
 BUILDING FLOORS MAXIMUM: 1 STORY
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 BUILDING HEIGHT MAXIMUM: 70'-0"
 BUILDING AREA MAXIMUM: 27,000 S.F.

BUILDING AREA ANALYSIS: (AS DEFINED BY CBC SECTION 202)

2ND FLOOR CONDITIONED SPACE:	13,076 SF
3RD FLOOR CONDITIONED SPACE:	8,730 SF
4TH FLOOR CONDITIONED SPACE:	2,906 SF
TOTAL GROSS CONDITIONED SPACE:	24,712 SF

ADDITIONAL NON CONDITIONED BUILDING AREAS

1ST FLOOR PARKING GARAGE:	17,100 SF
2ND FLOOR COURTYARD:	2,200 SF
3RD FLOOR COVERED ENTRY:	834 SF
4TH FLOOR UNCOVERED DECK:	500 SF

PROJECT DATA

APPLICANT: JOHN SOLDAT
 (951) 737-7047
 1902 FULLERTON AVE
 CORONA, CA 92881

PROJECT ADDRESS: TEMESCAL CANYON ROAD
 CORONA, CA

APR: 282-121-011-4
 ZONING DESIGNATION: C-P-S

APPLICABLE CODES:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA UNIFORM ADMINISTRATIVE CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK:
 NEW THREE STORY OFFICE BUILDING OVER COVERED PARKING ON VACANT LAND

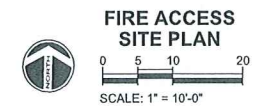
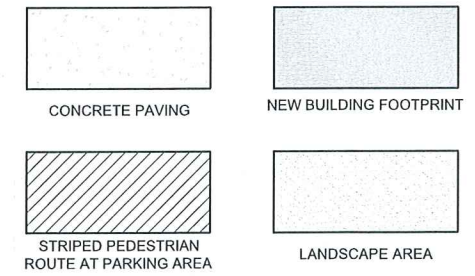
LOT COVERAGE

LOT AREA:	1.10 ACRES
BUILDING FOOTPRINT:	14,078 SF
LOT COVERAGE:	29.6%

LANDSCAPE AREA

LOT AREA:	1.10 ACRES
LANDSCAPE AREA:	7,349 SF
LANDSCAPE COVERAGE:	15.3%

SITE PLAN HATCH KEY:



MARSH HILL STUDIO
 ARCHITECTS

MARSH HILL STUDIO, INC.
 2333 Greenwood Lane
 Costa Mesa, CA 92626
 (714) 552-8229
 marshhillstudio.com

LICENSED ARCHITECT
 ANTHONY P. BASSANO
 No. 024376
 Exp. 7/31
 STATE OF CALIFORNIA
 DATE OF ISSUING: *

Revisions

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

PLOT PLAN SUBMITTAL 1

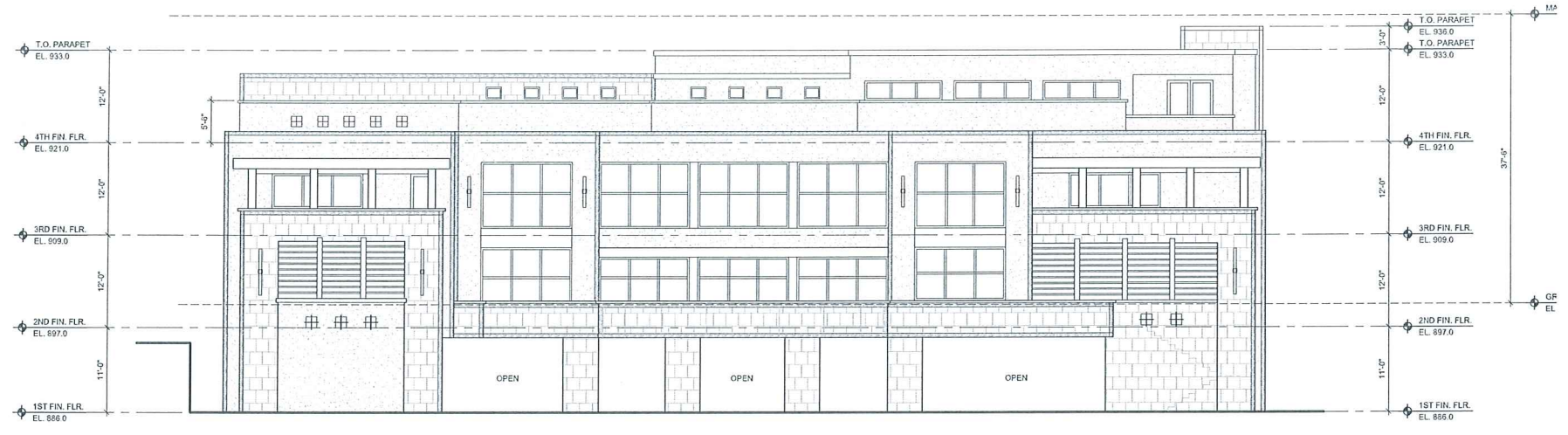
Issue Date: 03/10/23

Title: FIRE ACCESS SITE PLAN

Sheet No. **A-1.1A**



Revisions

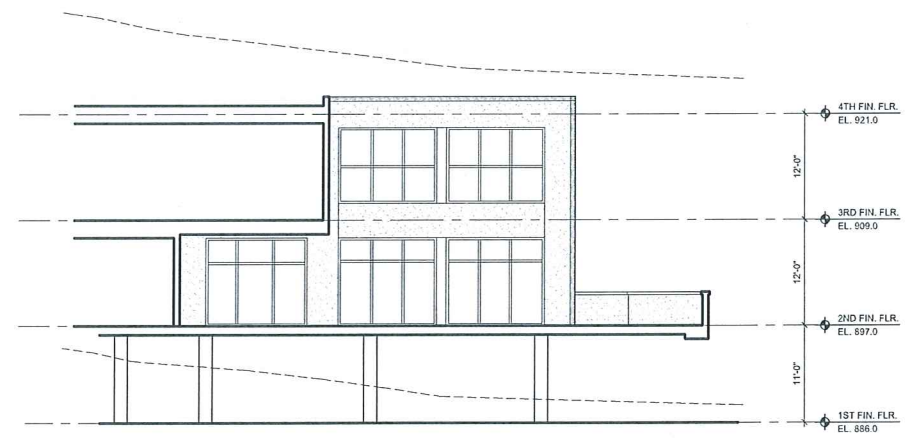


ELEVATION - C (STREET / EAST)

- LEGEND**
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE = PLANNING DEPARTMENT COMMENTS
 - GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
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 - LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT230008
EXHIBIT: Ext. Elevation
DATE: 4/20/2023
PLANNER: Jose Merlan

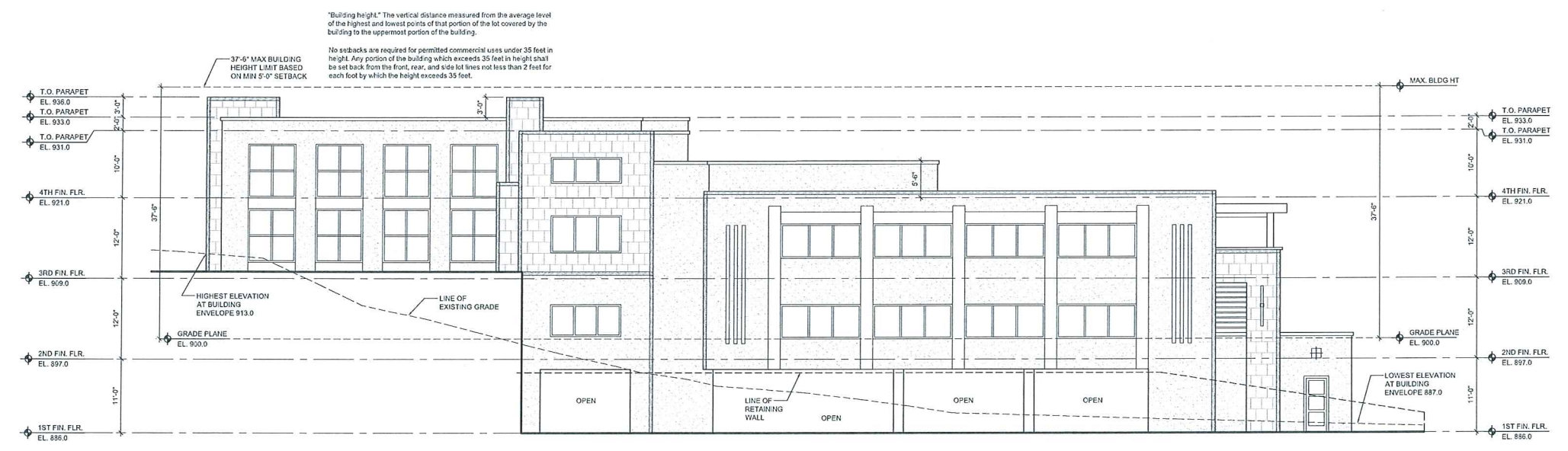
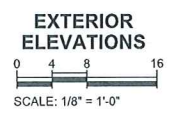
Meeting Comment Agenda Final



ELEVATION - B (SOUTH / COURTYARD)

ELEVATION MATERIAL HATCH KEY

- EXTERIOR PLASTER
- ADHERED STONE VENEER
- DECORATIVE METAL TRIM



ELEVATION - A (SOUTH)

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

PLOT PLAN SUBMITTAL 1

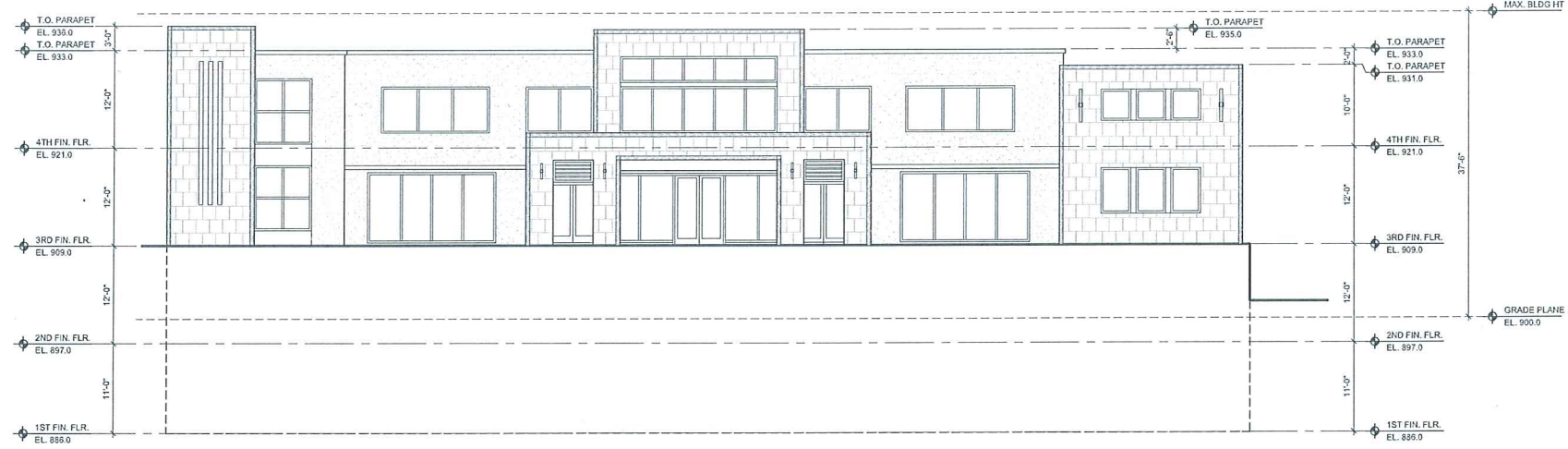
Issue Date 03/10/23

Title
EXTERIOR ELEVATIONS

Sheet No.
A-4.1



Revisions



ELEVATION - F (FREEWAY / WEST)

- LEGEND**
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CASE: PPT230008
 EXHIBIT: Ext.Elev(DEF)
 DATE: 4/20/2023
 PLANNER: Jose Merlan

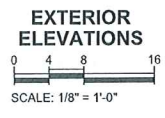
Meeting
 Comment Agenda
 Final



ELEVATION - E (NORTH / COURTYARD)

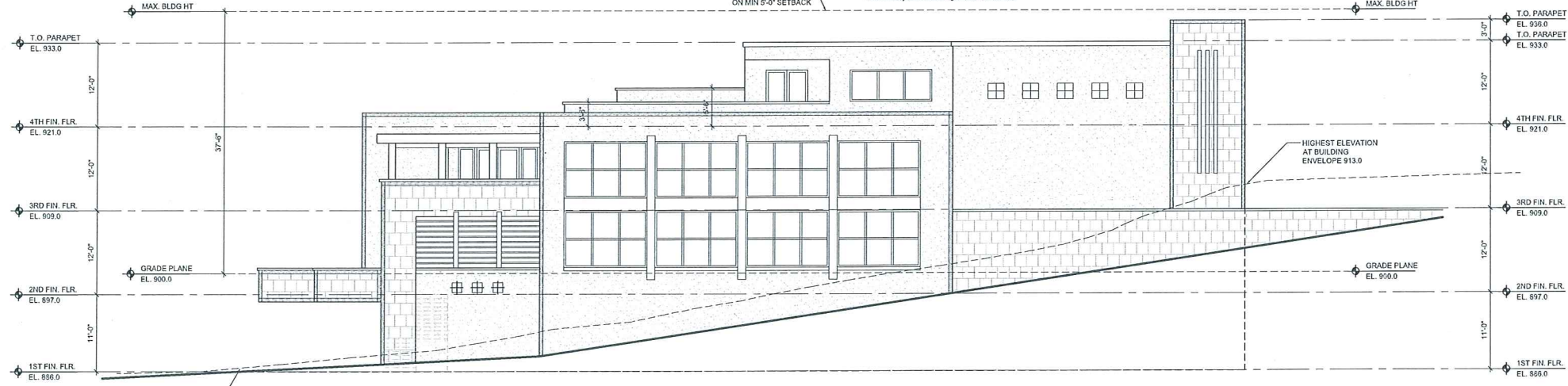
ELEVATION MATERIAL HATCH KEY

- EXTERIOR PLASTER
- ADHERED STONE VENEER
- DECORATIVE METAL TRIM



"Building height." The vertical distance measured from the average level of the highest and lowest points of that portion of the lot covered by the building to the uppermost portion of the building.

No setbacks are required for permitted commercial uses under 35 feet in height. Any portion of the building which exceeds 35 feet in height shall be set back from the front, rear, and side lot lines not less than 2 feet for each foot by which the height exceeds 35 feet.



ELEVATION - D (NORTH)

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

PLOT PLAN SUBMITTAL 1

Issue Date 03/10/23

Title
 EXTERIOR ELEVATIONS

Sheet No.

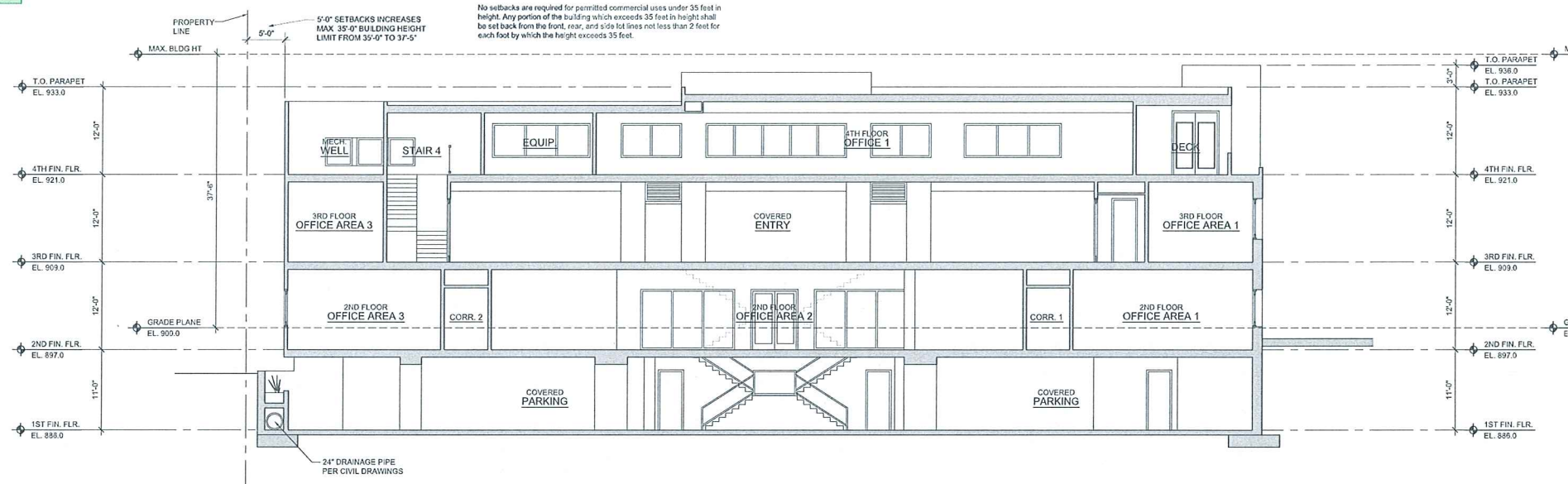
A-4.2

LEGEND

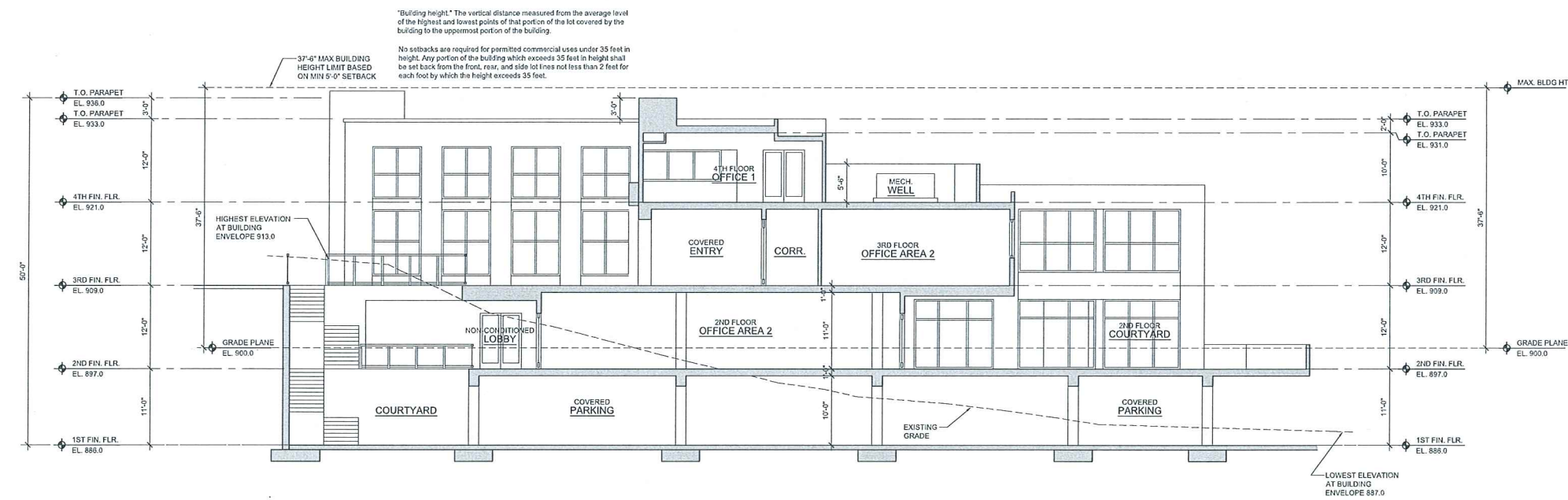
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
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CASE: PPT230008
EXHIBIT: Building Secti
DATE: 4/20/2023
PLANNER: Jose Merlan

Meeting
 Comment Agenda
 Final



BUILDING SECTION - 2



BUILDING SECTION - 1

BUILDING SECTIONS
 0 4 8 16
 SCALE: 1/8" = 1'-0"



Revisions

SOLDAT OFFICE BUILDING
 TEMESCAL CANYON ROAD

PLOT PLAN SUBMITTAL 1

Issue Date 03/10/23

Title
BUILDING SECTIONS

Sheet No.

A-5.1