



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 11, 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: Spiegel
Planning Commissioner: Gruytch

Southern California Edison Co. (SCE)
Southern California Gas Co.
Corona Sphere of Influence
School District (S) Corona- Norco Unified

PLOT PLAN NO. 230007 – (PPT230007) – Applicant: Alexey Dmitriyenko – Engineer/Representative: Fernando Cobos – Second Supervisorial District – Temescal Canyon Area Plan – Commercial Retail (CR) – Location: North of Magnolia Avenue, East of Brotherton Street, South of Estelle Street, and West of Davidson Street – 0.21 Acres – Zoning: General Commercial (C-1/ C-P) – **REQUEST:** *Plot Plan No. 230007* is an application for the construction of a Pre-School Activity Center – APN: 115-274-016 – Project Planner: Blanca Bernardino at 951-955-6503 or email at BBernardino@rivco.org
BBID# 262-308-194

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 **DAC meeting on April 27, 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

John Hildebrand
Planning Director

Any questions regarding this project, should be directed to Blanca Bernardino, Project Planner at (951) 955-6503, or e-mail at BBernardino@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

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.

PRELIMINARY GRADING/DRAINAGE PLAN

13555 MAGNOLIA AVE
CORONA, CA 92879

DRAINAGE NOTES:

PROPOSED BUILDING PAD IS ABOUT 12" LOWER FROM THE EXISTING TOP OF CURB OF MAGNOLIA AVE IN FRONT OF THE PROPERTY. THE PROPOSED STRUCTURE WILL BE IN SUMP CONDITION RELATING TO ADJACENT STREET. THIS IS EXISTING CONDITION OF ALL ADJACENT DEVELOPMENTS. THE PROPERTY IN THE BACK OF THIS PROPERTY WILL RECEIVE OVERFLOW OF HY STORM, AS IT HAPPENING AT THE CURRENT CONDITION. DUE TO INCREASE OF IMPERVIOUS AREAS PROPOSED FOR THIS DEVELOPMENT, THERE WILL BE NECESSITY TO MITIGATE POLLUTED RAIN WATER THRU INFILTRATION. RESEARCHED SOIL CLASS 'B' INDICATES POTENTIAL OF GOOD INFILTRATION RATES. TWO STORAGE CHAMBERS WILL CONTAIN REQUIRED VOLUME OF POLLUTED WATER TO BE MITIGATED. FOR OVERFLOW CONDITION THERE IS PROPOSED SUMP STATION AND ADDITION STORAGE TANK TO WORK WITH THE PUMPS. PUMPS WILL ACTIVATE FOR HIGHER STORMS AND LIFT THE OVERFLOW VOLUME AND DISCHARGE INTO THE PROPOSED DESTILLING BASIN LOCATED AT THE RIGHT OF WAY. WATER WILL BE DISCHARGED ONTO THE PUBLIC STREET VIA PROPOSED PARKWAY DRAIN.

City standards are referenced. Please refer to County Ordinance 461.11 for Transportation standards.

PROPOSED IMPROVEMENTS:

- (P) PROTECT IN PLACE. SEE PLAN FOR ITEM DESCRIPTION.
- (1) PROPOSED 20' WIDE DRIVE APPROACH PER CITY STANDARD PLAN 129.
- (2) PROPOSED 8" HIGH PCC CURB PER CITY STANDARD PLAN 137.
- (3) PROPOSED 8" HIGH PCC CURB PER CITY STANDARD PLAN 138.
- (4) PROPOSED 6" PCC CURB & GUTTER PER CITY STANDARD PLAN 135.
- (5) PROPOSED PCC SIDEWALK PER CITY STANDARD 142.
- (6) PROPOSED 4" THICK AC PAVEMENT ON 4" THICK COMPACTED CLASS II ROAD BASE.
- (7) STRIPE 4" WIDE, WHITE PAINT ON PARKING STALL LINES.
- (8) MARKINGS AND SIGNAGE PER DETAIL "A" ON SHEET 4.
- (9) PROPOSED 12" HIGH (ABOVE GROUND) BLOCK WALL AS BASE FOR WROUGHT IRON FENCE ON TOP.
- (10) PROPOSED NDS ATRIUM INLET ON NDS SPEE-D BASIN.
- (11) PROPOSED 4" PVC, SDR 35 DRAIN PIPE.
- (12) PROPOSED TRASH ENCLOSURE
- (13) PROPOSED 8" WIDE TRENCH DRAIN
- (14) PROPOSED TDM TRENCH DRAIN FILTER
- (15) PROPOSED PRINSCO HS180 STORAGE/INFILTRATION CHAMBER
- (16) PROPOSED 24"x24" MANHOLE ACCESS TO CHAMBER
- (17) PROPOSED SUMP PUMP FOR OVERFLOW
- (18) PROPOSED PRINSCO HS180 STORAGE OVERFLOW CHAMBER
- (19) PROPOSED DESTILLING BASIN (GRAVITY OUTFLOW)
- (20) PROPOSED PARKWAY DRAIN
- (21) PROPOSED PRESSURE PIPE

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALTIC CONCRETE
- APWA AMERICAN PUBLIC WORKS ASSOC.
- BFP BACKFLOW PREVENTOR
- BLRD BOLLARD
- BW BACK OF WALK
- CATV CABLE TELEVISION
- CB CATCH BASIN
- CD CURB DRAIN
- CLF CHAIN LINK FENCE
- CO CLEANOUT
- DG DETERIORATED GRAVEL
- DN DOWN
- DWY DRIVEWAY
- EX EXISTING
- FG FINISHED GROUND / GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- HB HOSE BIB
- HC HANDICAP
- HGL HYDRAULIC GRADE LINE
- INV INVERT ELEVATION
- ICV IRRIGATION CONTROL VALVE
- MH MAN HOLE
- NAT NATURAL LANDSCAPE
- NG NATURAL GROUND
- PB PULL BOX
- PCC PORTLAND CEMENT CONCRETE
- PP POWER POLE
- PVC POLYVINYL CHLORIDE
- R RIDGELINE
- R= RADIUS
- RAD RADIAL
- RRT RAIL ROAD TIE
- SSCO SANITARY SEWER CLEANOUT
- SGN SIGN AND POST
- SS SANITARY SEWER
- T TANGENT LENGTH
- TB TOP OF BERM
- TC TOP OF CURB
- TG TOP OF GRATE
- TF TOP OF FOOTING
- TR TRASH ENCLOSURE
- TSF TUBE STEEL FENCE
- TW TOP OF WALL
- TX TOP OF X
- UTL UTILITY
- VENT VENTILATION
- WFI WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE

LEGEND

- PROPOSED BUILDING STRUCTURE
- EXISTING BUILDING STRUCTURE
- OVERHANG
- PROPERTY LINE (E)
- EASEMENT
- STREET CENTERLINE (E)
- DAYLIGHT LINE
- GRADE BRAKE
- RIDGE LINE
- FLOW LINE
- OVER EXCAVATION LIMIT
- CURB AND GUTTER
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- RETAINING WALL
- BLOCK WALL
- DEEPEDED FOOTING
- MSE WALL
- STEM WALL
- RETAINING WALL SUB DRAIN
- STORM DRAIN LINE
- SEWER LINE
- SEWER PRESSURE LINE
- WATER LINE
- FIRE WATER LINE
- GAS LINE
- ELECTRICAL LINE
- STREET LIGHT LINE
- COMMUNICATION LINE
- UNKNOWN

SCALE: 1"=10'

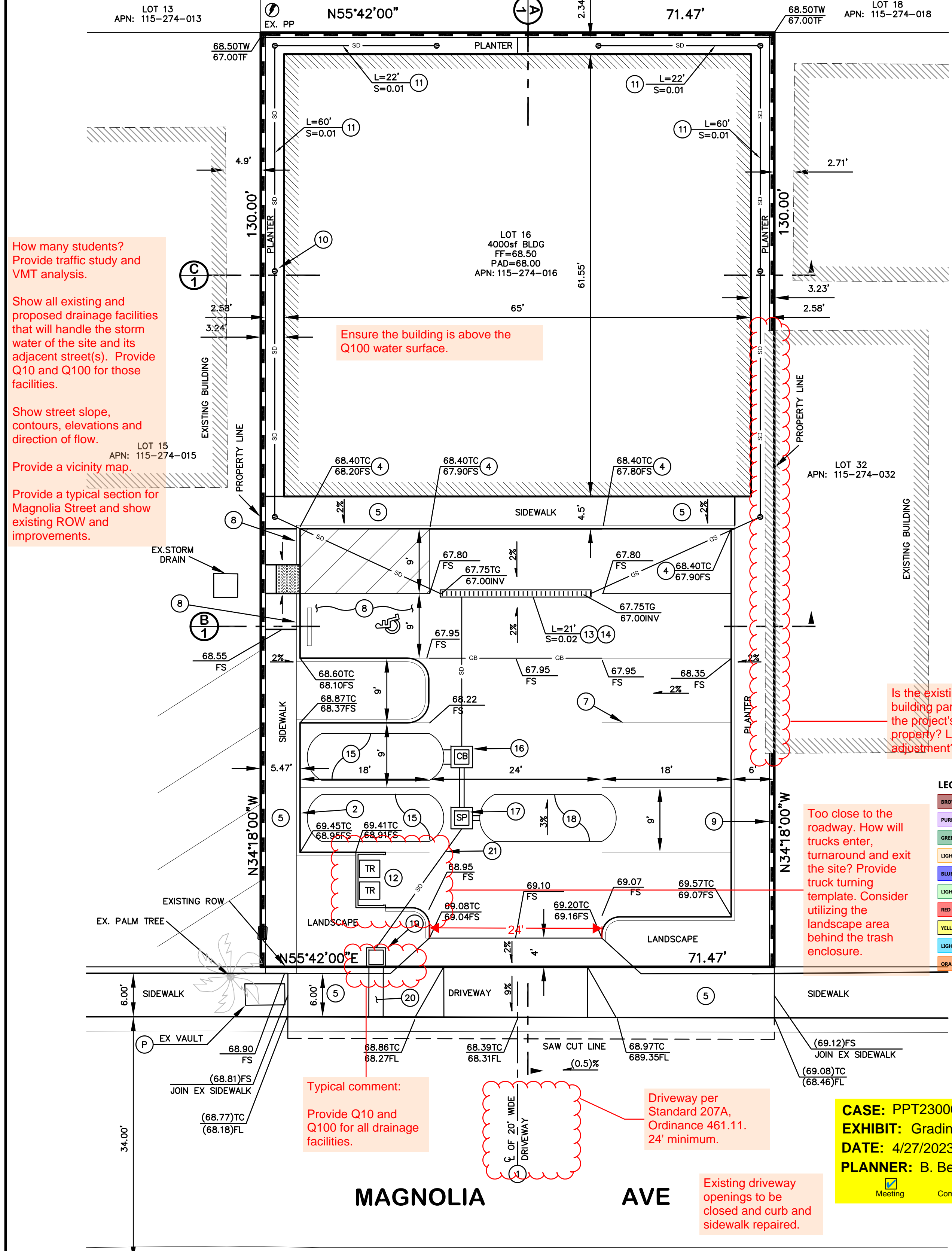
How many students? Provide traffic study and VMT analysis.

Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

Show street slope, contours, elevations and direction of flow.

Provide a vicinity map.

Provide a typical section for Magnolia Street and show existing ROW and improvements.



How many students? Provide traffic study and VMT analysis.

Show all existing and proposed drainage facilities that will handle the storm water of the site and its adjacent street(s). Provide Q10 and Q100 for those facilities.

Show street slope, contours, elevations and direction of flow.

Provide a vicinity map.

Provide a typical section for Magnolia Street and show existing ROW and improvements.

Is the existing building partially on the project's property? Lot line adjustment?

Too close to the roadway. How will trucks enter, turnaround and exit the site? Provide truck turning template. Consider utilizing the landscape area behind the trash enclosure.

Typical comment: Provide Q10 and Q100 for all drainage facilities.

Driveway per Standard 207A, Ordinance 461.11, 24' minimum.

Existing driveway openings to be closed and curb and sidewalk repaired.

CASE: PPT230007
EXHIBIT: Grading Plan
DATE: 4/27/2023
PLANNER: B. Bernardino

Meeting Comment Agenda Final

SECTION C-C

SCALE: 1"=10'

SECTION B-B

SCALE: 1"=10'

SECTION A-A

SCALE: 1"=10'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-227-2600
TWO WORKING DAY BEFORE YOU DIG

BENCHMARK:	DESIGNATION:	BASIS OF BEARINGS:	LEGAL DESCRIPTION:
A 2-1/2" BRASS DISK STAMPED "C-114" SET IN TOP OF CURB, LOCATED 5' WEST OF THE B.C.R. OF THE SOUTHWESTERLY CURB RETURN OF THE INTERSECTION OF SIXTH STREET AND MAGNOLIA AVENUE.		THE CENTER LINE OF MAGNOLIA AVE, BEING N 55°42'00"E AS SHOWN ON TRACT MAP 'RIVERSIDE VALLEY HOME GARDENS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.	LOT 16 IN BLOCK 'J' OF RIVERSIDE VALLEY HOME GARDENS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
ELEVATION 645.350	DATE: APRIL 1988		

APPROVED BY: Andrew Grechuta	DATE: 01-23-23
R.C.E. NO C52312	EXP. DATE: 12-31-24

REGISTERED PROFESSIONAL ENGINEER
ANDREW GRECHUTA
No. C52312
CIVIL
STATE OF CALIFORNIA

G & G ENGINEERING, INC.
1251 N. MANASSERO ST., STE. 402
ANAHEIM, CA 92807
PHONE: (714) 970-7220
FAX: (714) 970-7244
EMAIL: INFO@MYGNG.COM

REV	BY	DESCRIPTION	DATE	ACPTD

DESIGNED BY: AG	DRAWN BY: S.F.	CHECKED BY: AG
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CONTENT:	WQMP
ADDRESS:	13555 MAGNOLIA ST APN #: 115-274-016 CORONA CA 92879

SCALE:
AS SHOWN

SHEET **1** OF **1**

JOB No:
948

SHEET INDEX:

- A-1** PROPOSED PLOT PLAN
- A-2** PROPOSED FLOOR LEVEL FLOOR PLAN
- A-3** PROPOSED MEZZANINE FLOOR PLAN & SECTIONS
- A-4** EXTERIOR ELEVATIONS
- A-5** EXTERIOR ELEVATIONS
- PP-1** LANDSCAPE PLANTING

LEGAL OWNER: ALEXEY AND VLADIMIR DMITRIYENKO PH# (714)865-1919 EMAIL: vladmir_gym@msn.com
 BUILDING LOCATION: 1355 MAGNOLIA AVE.
 ARCHITECTURALS: FC DESIGN & ASSOC. 4571 DELANCY DR. YORBA LINDA 92886
 PH# (714)932-3397 EMAIL: fernandocobos@hotmail.com
 STRUCTURALS: INLAND ENGINEERING 1240 N. VAN BUREN ST #213 ANAHEIM 92807
 PH# (714)777-7700 EMAIL: inlandengineering@sbcglobal.net
 CIVIL WORK: G & G ENGINEERING 1251 N. MANASSERO ST. #402 ANAHEIM 92807
 PH# (714)396-2424 EMAIL: andrew@mygng.com

TECHNICAL DATA

OCCUPANCY GROUP: I-4 ; ZONING CLASSIFICATION: SP-01-2 ;
 LAND USE DESIGNATION: MIXED ;
 SPECIFIC PLAN: CORONA MAGNOLIA SPECIFIC PLAN
 APN#:115-274-16
 TYPE OF CONSTRUCTION: MANUFACTURED METAL CONSTRUCTION
 FIRE SPRINKLES: NO
 NUMBER OF STORIES: 1
 LOT SIZE: 9,291 SQ. FT., OR 0.213 ACRE ; FOOTPRINTS: 3,997 SQ. FT.
 PERCENTAGE OF COVERAGE: 43.0%

AREAS

BUILDING ENVELOPE: ----- 3,997.0 SQ. FT.
 DRIVEWAY AND PARKING SPACES: (ASPHALT) ----- 3,231.0 SQ. FT.
 WALKWAY AREA: (CONCRETE) ----- 579.0 SQ. FT.
 SIDES AND REAR SETBACKS: (ARTIFICIAL GRASS) ----- 466.0 SQ. FT.
 LANDSCAPE AREA: ----- 804.0 SQ. FT.
 WALLS, CURBS, ETC.: ----- 214.0 SQ. FT.
 TOTAL: ----- 9,291.0 SQ. FT.

LEGAL DESCRIPTION

LOT 16 IN BLOCK J OF RIVERSIDE VALLEY HOME GARDENS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PROJECT DESCRIPTION

PROJECT DESCRIPTION: ON A VACANT LOT, BUILD A PRE-SCHOOL ACTIVITY CENTER FOR 3-6 YEARS OLD CHILDREN. THE BUILDING INCLUDES: TWO BATHS, TWO LOCKERS, ONE FRONT DESK, ONE PARENT'S LOBBY, ACTIVITY AREA. PRE-MANUFACTURED BUILDING WITH METAL STRUCTURE, INSULATED WALLS, INTERIOR WALL DRYWALL, AND EXTERIOR METAL SIDING. THE LOT IS 9,291 SQ. FT. WITH BUILDING, LANDSCAPE, PARKING, WALKWAY, AND SIDEWALK. THE BUILDING SIZE IS 3,997 SQ. FT.
 PARKING LOT IMPROVEMENTS INCLUDE: ONE PARKING AREA WITH ONE HC ACCESSIBLE STALL, ADA ACCESS FROM PUBLIC SIDEWALK, DRIVE APPROACH, TRASH ENCLOSURE, LANDSCAPE AREA. ALL SURFACE IS AC PAVED.
 STORM DRAIN IMPROVEMENTS SUCH AS RAIN WATER TREATMENT, SUMP PUMP, STORAGE OF WATER ARE ALSO PROPOSED.

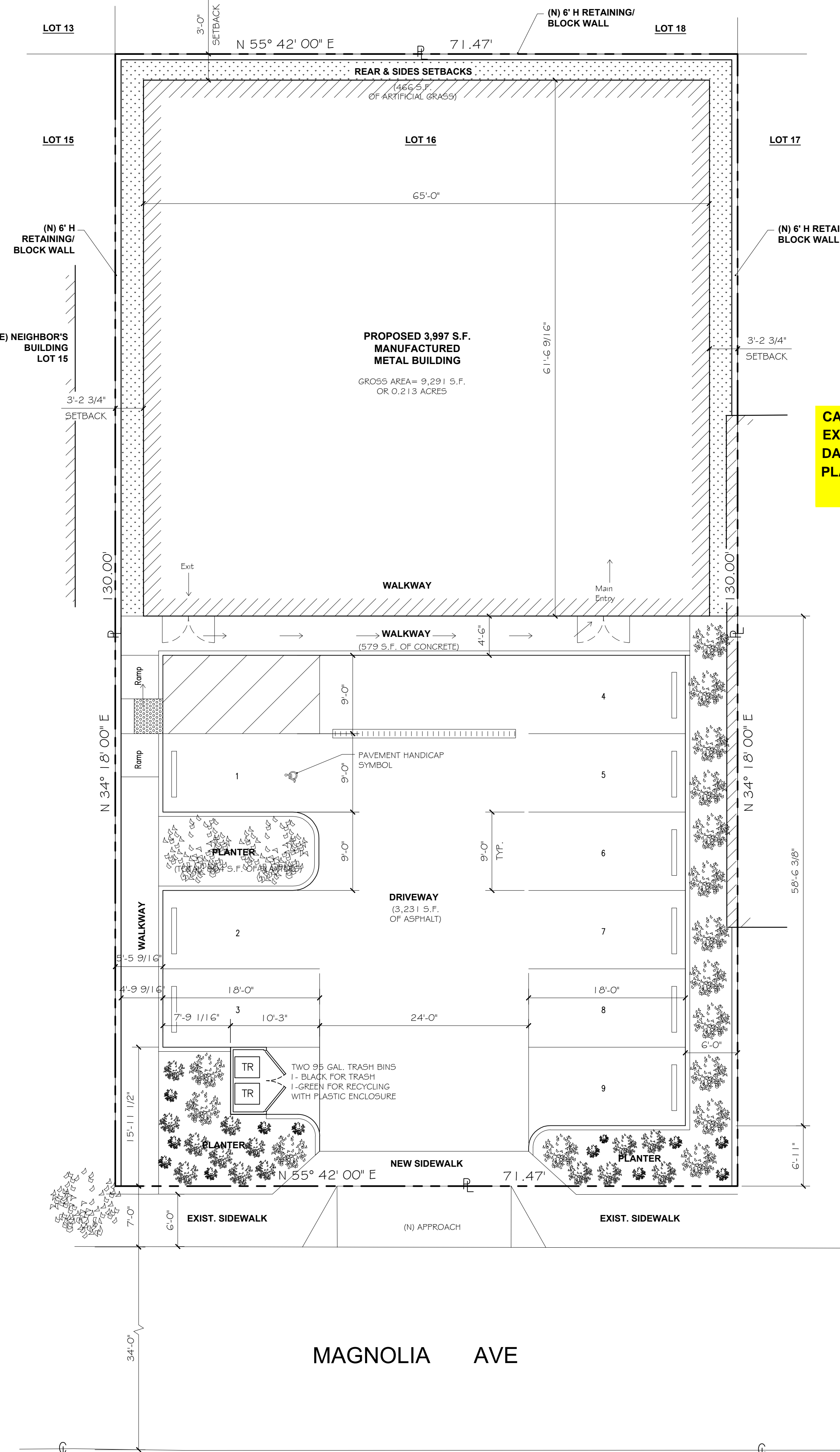
PARKING REQUIREMENTS

BUILDING SIZE: 3,997 SQ. FT.
 PARKING REQUIRED FOR OCCUPANCY B: 1 PER 1,000 SQ. FT., OR 1 PER 4 STUDENTS.
 MAXIMUM NUMBER OF STUDENTS PER SESSION: 35
 PARKING REQUIRED:

1 / 1,000	= 4 EA.
1 FOR FRONT DESK EMPLOYEE	= 1 EA.
1 PER TRAINER (2 TOTAL)	= 2 EA.

TOTAL PARKING REQUIRED	= 7 EA.
TOTAL PARKING PROVIDED	= 9 EA.

THIS INCLUDES 1 HANDICAP AT THE RATIO OF 1/25



PROPOSED PLOT PLAN

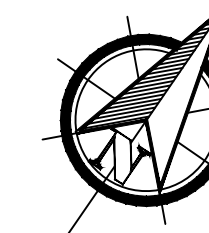
SCALE: 1/8" = 1'-0"

PRE-SCHOOL FACILITY

(FOR CHILDREN'S PHYSICAL ACTIVITIES)
 1355 MAGNOLIA AVE. CORONA
PLOT PLAN

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: PPT230007
EXHIBIT: Plans
DATE: 4/27/2023
PLANNER: B. Bernardino

- Meeting
- Comment Agenda
- Final

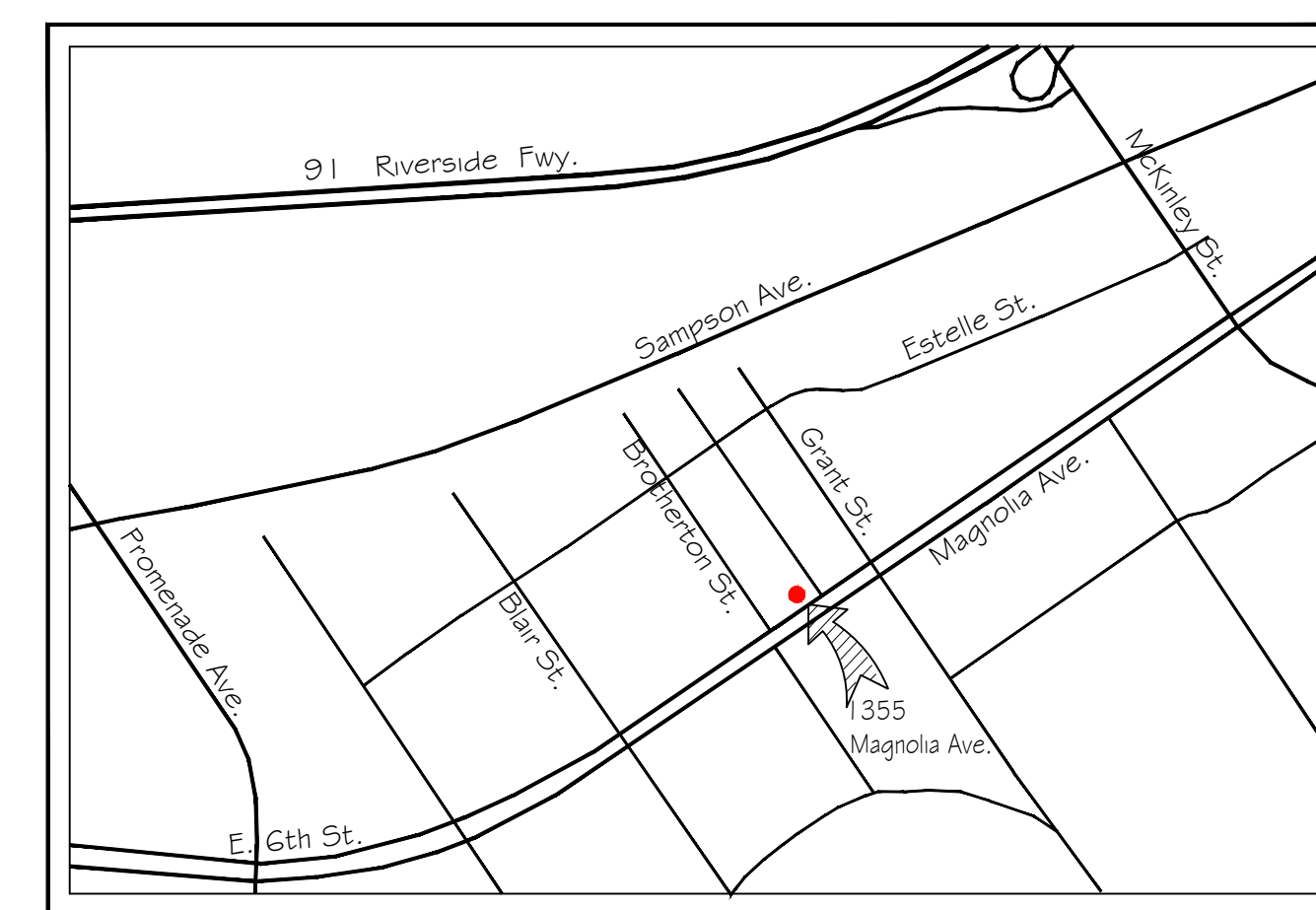


OCCUPANCY LOAD

ROOM NAME (ON 1st & 2nd FLOORS)	OCCUPANCY GROUP	AREA S.F.	OCCUPANCY LOAD FACTOR	OCCUPANCY LOAD
BATHROOMS	B	112 S.F.	1 PER R.R.	2
RECEPTION	B	66 S.F.	1 PER REC.	1
ACTIVITY AREA	I-4	3,259 S.F.	35 MAX.	35 MAX.
WAITING ROOM/SEATING AREA (MEZZAN.)	B	458 S.F.	150 GROSS	3
LOCKER ROOMS	B	97 S.F.	1 PER L.R.	3

TOTAL OCCUPANTS= 44

APN #115-274-016



VICINITY MAP

SCALE: N.T.S.

DESIGN: *Fernando Cobos*
FC Design & Assoc.
 PH 714-932-3397
 E-Mail: fernandocobos@hotmail.com
 OFFICE: 4571 DELANCY DR.
 YORBA LINDA, CA 92886

CONSTRUCTION:

BY	DATE	REVISION

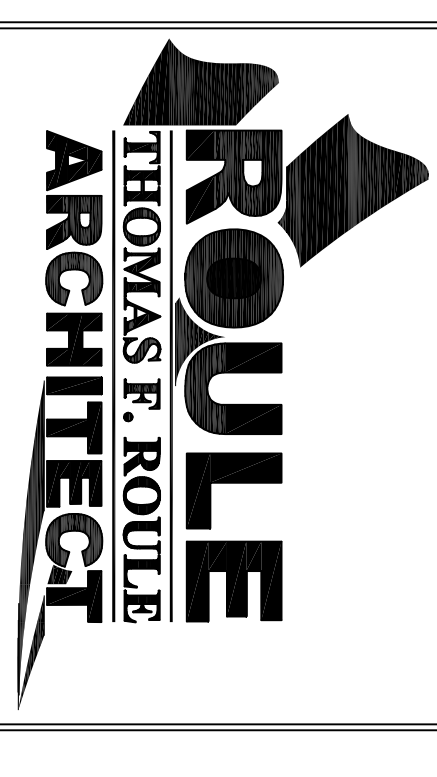
THIS SHEET: **PLOT PLAN**

OWNER (ADDRESS):
ALEXEY AND VLADIMIR DMITRIYENKO
 1355 MAGNOLIA AVE.
 CORONA, CA 92879

DRAWING BY: F.C.
 DATE: DEC/22
 REV.: 0
 SCALE: AS SHOWN

PRE-SCHOOL FACILITY

PROJECT: 22359
 SHEET No: **A-1**



NCARB
CERTIFIED

30061 Thornhill Drive
Sun City, CA 92586
PHONE : (951) 679-1458
CELL : (702) 400-0590
EMAIL : tfranch@gmail.com

Revisions

DMITRIYENKO PROJECT

13555 MAGNOLIA AVENUE
CORONA, CA 92879
(714) 865-9299

Sheet Title

PP

Date: **02-13-23**

Checked By:

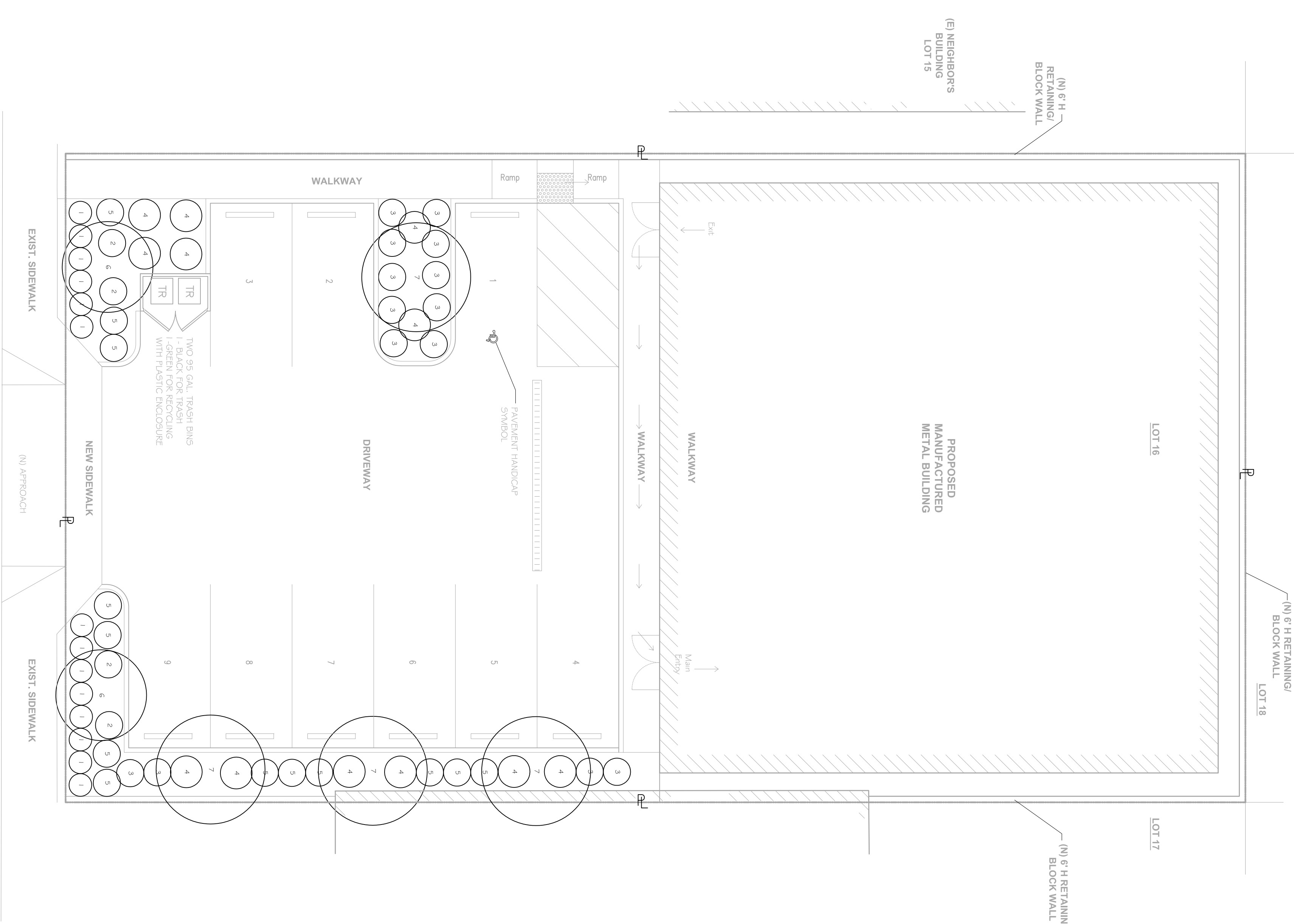
Drawn By: **CAS**

Project No.: **22359**

Sheet No.: **1**

of 1 sheets

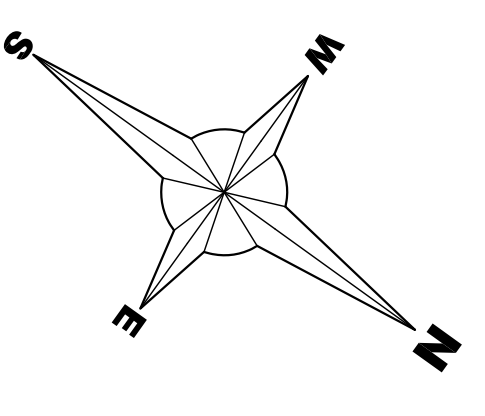
MAGNOLIA AVE



PLANT SCHEDULE:

No.	Scientific Name	Common Name	Plant Type	Water Requirement	Color	Soil Size	Qty.
1	Tibetaphila wilsonia	SOCIETY GARLIC	Shrub	Moderate	purple	1 gal	14
2	Antigonon flavus 'Bush Gold'	BUSH GOLD KANGAROO PAW	Shrub	Low	yellow	5 gal	4
3	Photogram bobra 'Wheeler's Dwarf'	WHEELER'S DWARF MOCK ORANGE	Shrub	Moderate	white	5 gal	14
4	Photogram bobra 'Wheeler's Dwarf'	WHEELER'S DWARF MOCK ORANGE	Shrub	Moderate	white	5 gal	14
5	Ipomoea arifolia 'Morning Light'	MORNING LIGHT COAST ROSEMARY	Shrub	Moderate	yellow	5 gal	13
6	Encostema adhaes (M.L.J.)	BROUZE LOQUAT TREE (NON-FRUITING)	Tree	Moderate	white	24" box	2
7	Pistacia chinensis	CHINESE PISTACHE TREE	Tree	Moderate	white	24" box	4

WUCOLS REGION 4: SOUTH INLAND VALLEY



TOTAL PLANTING AREA:
± 742 SQ. FT.

LANDSCAPE PLANTING PLAN VIEW

SCALE: 1/8" = 1'-0"