



# 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: January 10, 2023

**TO:**

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

Traffic Study Transportation  
Grading Transportation  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Southern California Edison Co. (SCE)  
Board of Supervisors - Supervisor: Jeffries

City of Corona Sphere of Influence  
Flood Control  
Planning Commissioner: Awad  
Western Municipal Water District (WMWD)

Riv. Co. Waste Resources Management Dept.

**PLOT PLAN NO. 220046** – Regan Paving Company, c/o Casey Regan – Representative: Randall Jepson – First Supervisorial District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD:LI)(0.25-0.60 FAR) – Location: east of Interstate 15 Freeway and West of Temescal Canyon Rd. — Zoning: Manufacturing-Service Commercial (M-SC) - 2.62 acres **REQUEST:** The applicant is requesting to allow for a contractor storage yard with various paving improvements to park commercial trucks. APN 283-110-064 – Project Planner: Jennifer Lopez at 951-955-3107 or email at [Jelopez@rivco.org](mailto:Jelopez@rivco.org).  
**BBID:107-699-135**

**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 internal review on January 19, 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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*Planning Director*

Any questions regarding this project, should be directed to Jennifer Lopez, Project Planner at (951) 955-3107, or e-mail at [jelopez@rivco.org](mailto:jelopez@rivco.org)

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

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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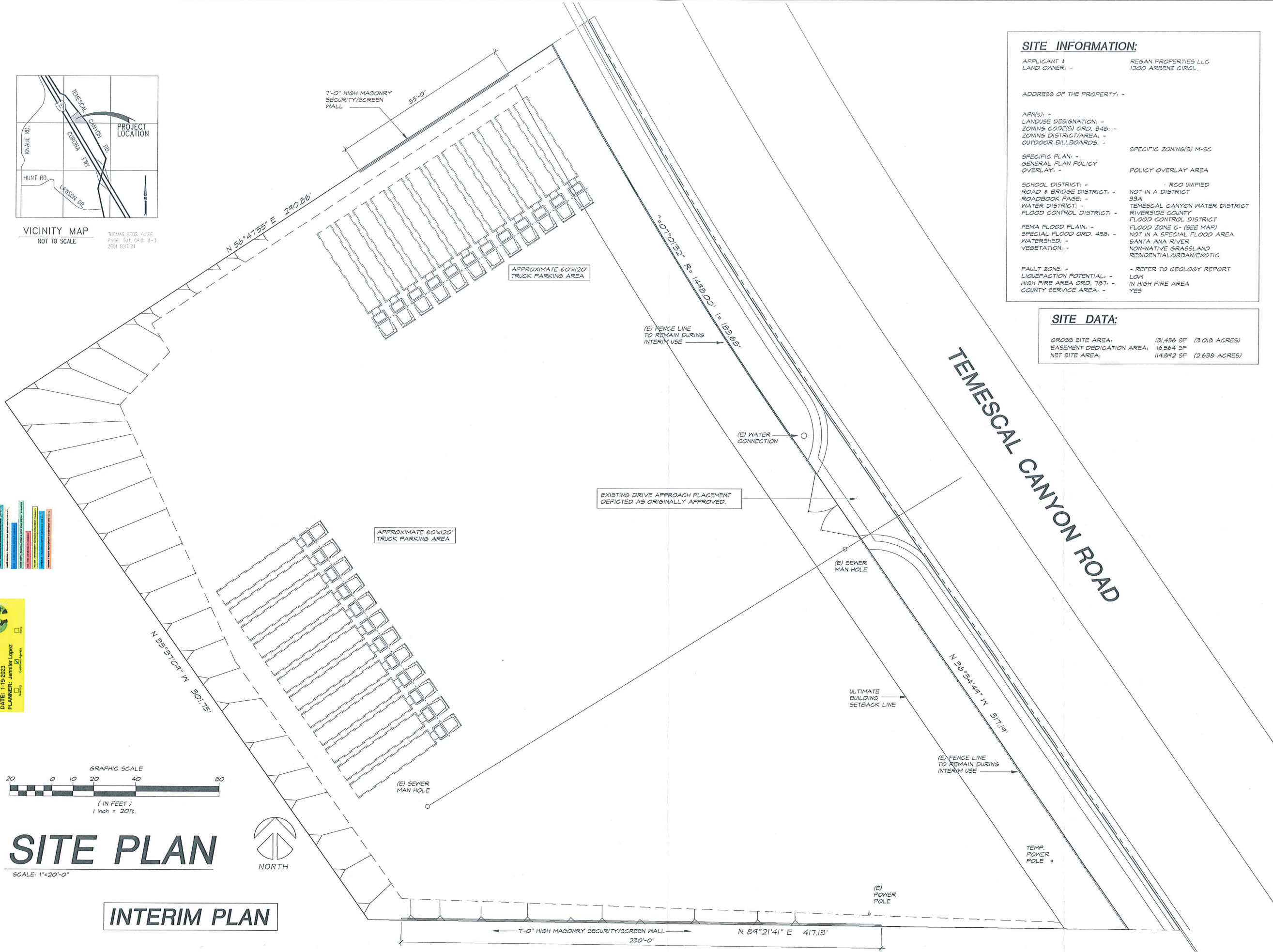
VICINITY MAP  
NOT TO SCALE  
THOMAS EGOS, QUOTE  
PAGE 304, GRID D-3  
2021 EDITION

**SITE INFORMATION:**

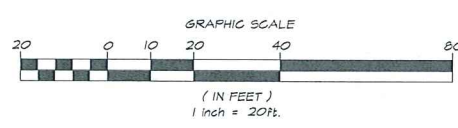
APPLICANT & LAND OWNER: -	REGAN PROPERTIES LLC 1200 ARBENZ CIRCL.
ADDRESS OF THE PROPERTY: -	
APN(s): -	
LANDUSE DESIGNATION: -	
ZONING CODE(S) ORD. 34B: -	
ZONING DISTRICT/AREA: -	
OUTDOOR BILLBOARDS: -	
SPECIFIC PLAN: -	SPECIFIC ZONING(S) M-SC
GENERAL PLAN POLICY OVERLAY: -	POLICY OVERLAY AREA
SCHOOL DISTRICT: -	RCO UNIFIED
ROAD & BRIDGE DISTRICT: -	NOT IN A DISTRICT
ROADBOOK PAGE: -	33A
WATER DISTRICT: -	TEMESCAL CANYON WATER DISTRICT
FLOOD CONTROL DISTRICT: -	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FEMA FLOOD PLAIN: -	FLOOD ZONE C- (SEE MAP)
SPECIAL FLOOD ORD. 45B: -	NOT IN A SPECIAL FLOOD AREA
WATERSHED: -	SANTA ANA RIVER
VEGETATION: -	NON-NATIVE GRASSLAND RESIDENTIAL/URBAN/EXOTIC
FAULT ZONE: -	- REFER TO GEOLOGY REPORT
LIQUEFACTION POTENTIAL: -	LOW
HIGH FIRE AREA ORD. 187: -	IN HIGH FIRE AREA
COUNTY SERVICE AREA: -	YES

**SITE DATA:**

GROSS SITE AREA:	131,456 SF (3.018 ACRES)
EASEMENT DEDICATION AREA:	16,564 SF
NET SITE AREA:	114,892 SF (2.638 ACRES)



CASE: PPT202005  
EXHIBIT: Site Plan  
DATE: 1-19-2023  
PLANNER: Jennifer Lopez



# SITE PLAN

SCALE: 1"=20'-0"



## INTERIM PLAN

PETERS • JEPSON PARTNERSHIP, INC.  
413 SOUTH GLASSSELL  
ORANGE, CALIFORNIA 92866  
(714) 288-8700

ARCHITECTURE & PLANNING

Proposed Facilities Development for:  
**Regan Paving**  
22941 Temescal Canyon Road, Corona  
Corona (Riverside County), CA

REVISIONS

△	1-1-2023
△	
△	
△	
△	

DATE: 4-5-2022  
DRAWN BY: JEPSON  
PROJECT NO:

INTERIM  
SITE PLAN

SHEET NO:  
**A1.1T**

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