



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 22, 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  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor:  
Jeffries  
Planning Commissioner: Shade Awad  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE) Southern  
California Gas Co.

**SPECIFIC PLAN AMENDMENT NO. 00317 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 220010, AND CHANGE OF ZONE NO. 220057** – Applicant: Steve Kienle – Engineer: Thomas Caseldine – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan : Community Development: Estate Density Residential (CD:EDR) and Freeway (FWY) – Location: North of Knabe Road, south of Weirick Road, and west of Interstate 15 – 2.85 gross acres – Zoning: “not defined” within APN 282-100-021 and Specific Plan within APN 282-100-022 – **REQUEST: Specific Plan Amendment No. 00317A02** is a proposal to add parcel 282-100-021 into Specific Plan No. 317 “The Retreat” Planning Area 1, a total of 1.39 acres. The **General Plan Amendment 220010** proposes to change the current land use designation for APN 282-100-021 from EDR/FWY to Specific Plan No. 317 Neighborhood Commercial and to change the current land use designation for APN 282-100-022 from EDR to Specific Plan No. 317 Neighborhood Commercial. **Change of Zone No. 220057** is a proposal to change the current zoning for APN 282-100-021 from “undefined/FWY” to Specific Plan No. 317 Scenic Highway Commercial (C-P-S) and to change the zone for APN 282-100-022 from Specific Plan, to Specific Plan 317 C-P-S. – APNs:282-100-021, 282-100-022 – Project Planner: Jose Merlan at 951-955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org)  
**BBID:080-668-310**

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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**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 June 1, 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.

Any questions regarding this project, should be directed to Jose Merlan, Project Planner at (951) 955-0314, or e-mail at [Jmerlan@rivco.org](mailto: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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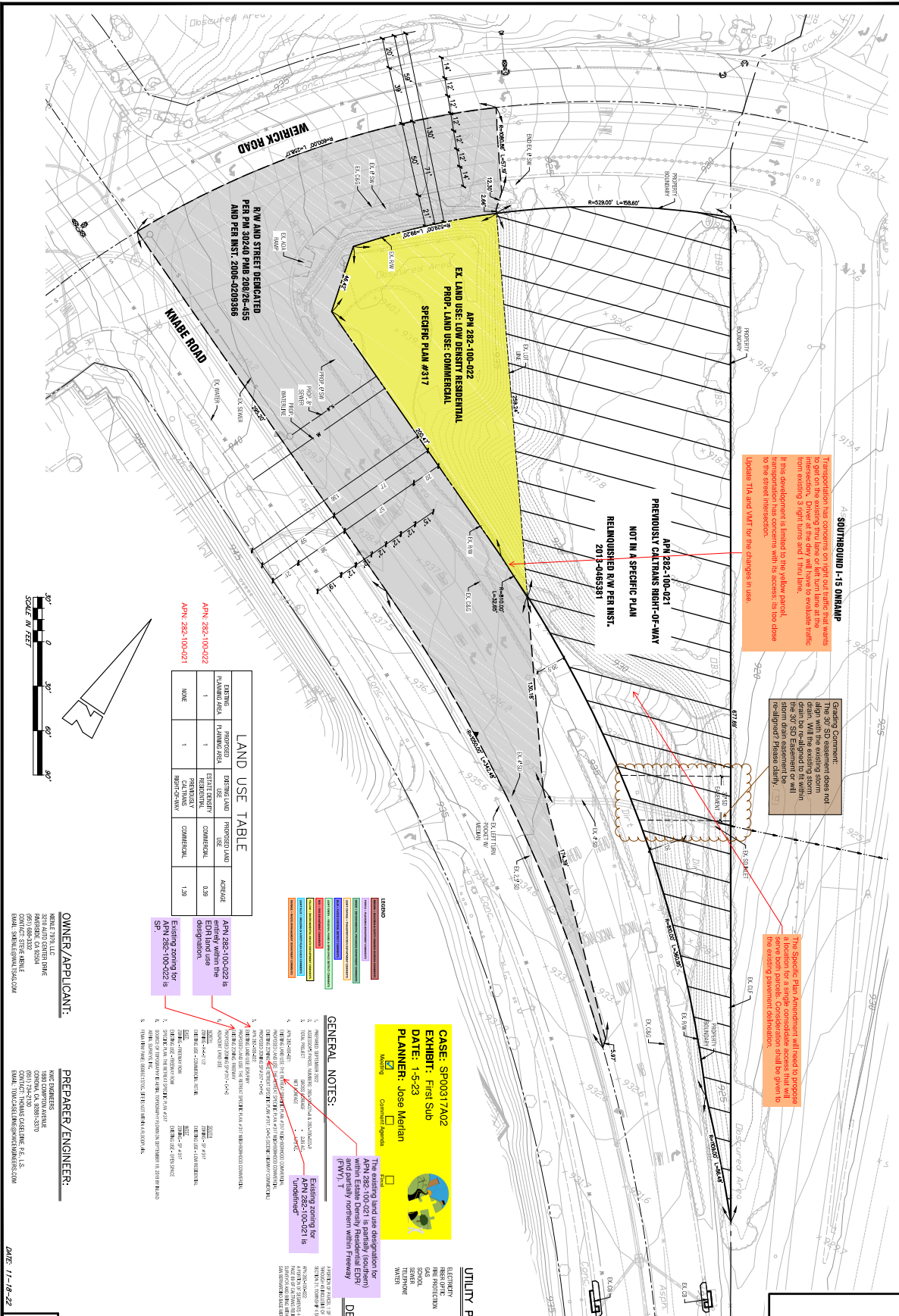




# EXHIBIT A

## SPECIFIC PLAN AMENDMENT

### KNABE ROAD COMMERCIAL CENTER



**SOUTHBOUND I-15 ONRAMP**

Transportation has concerns on right-of-way traffic that wants to get on the existing thru lane of the thru lane at the intersection. The existing thru lane is currently a 3rd lane from existing 3 right lanes and 1 thru lane. If the development is limited to the yellow parcel, Transportation has concerns with its access; its too close to the street intersection.

Location T1a and VMT for the changes in view.

**Grading Comment:**

The 30' STD easement does not include the area shown in orange. Will the existing storm drain be re-aligned to fit within the 30' STD Easement or will it be re-aligned to fit within the 30' STD Easement? Please clarify.

This Specific Plan Amendment will need to propose a location for a single, consolidated access that will serve both parcels. Consideration shall be given to the existing easement delineation.

EXISTING PLANNED AREA	PROPOSED PLANNED AREA	EXISTING LAND USE	PROPOSED LAND USE	ADJUSTED ADU
1	1	EDUCATION	COMMERCIAL	0.28
NONE	1	RESIDENTIAL	COMMERCIAL	1.28

APN 282-100-022 is currently within the EDR land use designation.

Existing zoning for APN 282-100-022 is SP - 282-100-022 S.



**CASE: SPP0317A02**  
**EXHIBIT: First Sub**  
**DATE: 1-5-23**  
**PLANNER: Jose Merlan**

**GENERAL NOTES:**

1. PROPOSED SETBACKS: SEE 282-100-022 S.
2. EXISTING SETBACKS: SEE 282-100-022 S.
3. EXISTING ZONING: SEE 282-100-022 S.
4. EXISTING LAND USE: SEE 282-100-022 S.
5. EXISTING ADU: SEE 282-100-022 S.
6. EXISTING ADU ADJUSTMENT: SEE 282-100-022 S.

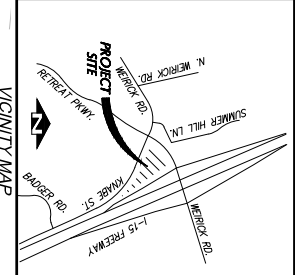
The existing land use designation for APN 282-100-021 is partially (southern) and partially northern within Freeway (FMV), T.

**DESCRIPTION:**

THIS PROJECT IS TO BE USED FOR THE PURPOSES OF THE PROJECT AS SHOWN ON THE PLANS. THE PROJECT IS TO BE USED FOR THE PURPOSES OF THE PROJECT AS SHOWN ON THE PLANS. THE PROJECT IS TO BE USED FOR THE PURPOSES OF THE PROJECT AS SHOWN ON THE PLANS.

**UTILITY PUNEVATORS:**

- UTILITY PUNEVATORS:
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. STREET CENTURLINE
- EX. RW
- EX. PARCEL LINE
- EX. LOT LINE
- SB FL
- DEDICATED STREET



**OWNER/APPLICANT:**

MR. JEFFREY L. LEE  
 11111 W. KNABE RD.  
 SUITE 200  
 BLDG. 200-200-022 S

**PREPARER/ENGINEER:**

HUG ENGINEERS  
 11111 W. KNABE RD.  
 SUITE 200  
 BLDG. 200-200-022 S

