



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: May 2, 2023

TO:

Planner – Alexander Opulencia
Geology
Paleontology
Biology
Cultural
Parks and Open Space Planning Trails
WQMP
Traffic Study
Grading Transportation

LSCP Landscape Transportation
Surveyor
Code Enforcement
ALUC
Building and Safety
Environmental Health Dept.
Fire Marshall
Flood Control
Public Health

RCIT
Riverside Transit Agency
Riv Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors: Supervisor Spiegel
Planning Commission: Commissioner Gruytch
EMWD
Southern California Edison Co.
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 38436 (TPM38436) – Applicant: Shazib Riaz – SECOND Supervisorial District — Temescal Canyon Area Plan – El Cerrito Zoning District – Land use Designation: Community Development: Light Industrial (CD:LI) – Location: north of Cajalco Road and east of Temescal Canyon Road – 1.88 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map No. 38436** is a proposal to subdivide the existing 1.88-acre parcel into two (2) parcels. Lot one (Parcel 1) will consist of 1.39 net acres and lot 2 (Parcel 2) will consist of .40 net acres. lots with approved mixed uses from Plot Plan 200010. APN: 279-530-031- Project Planner: Alexander Opulencia at 951-955-0972 or email at aopulencia@rivco.org. **Related Cases:** PPT200010
BBID: 305-496-702

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 May 18, 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 Alexander Opulencia, Project Planner at (951)-955-0972 or email at aopulencia@rivco.org.

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

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.

CASE: TPM38436
 EXHIBIT: TPM38436
 DATE: 5/18/2023
 PLANNER: A. Oplenciano

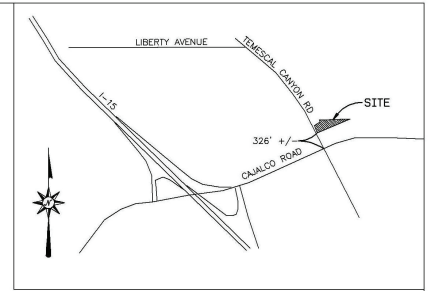


Missing Comment Agenda Final

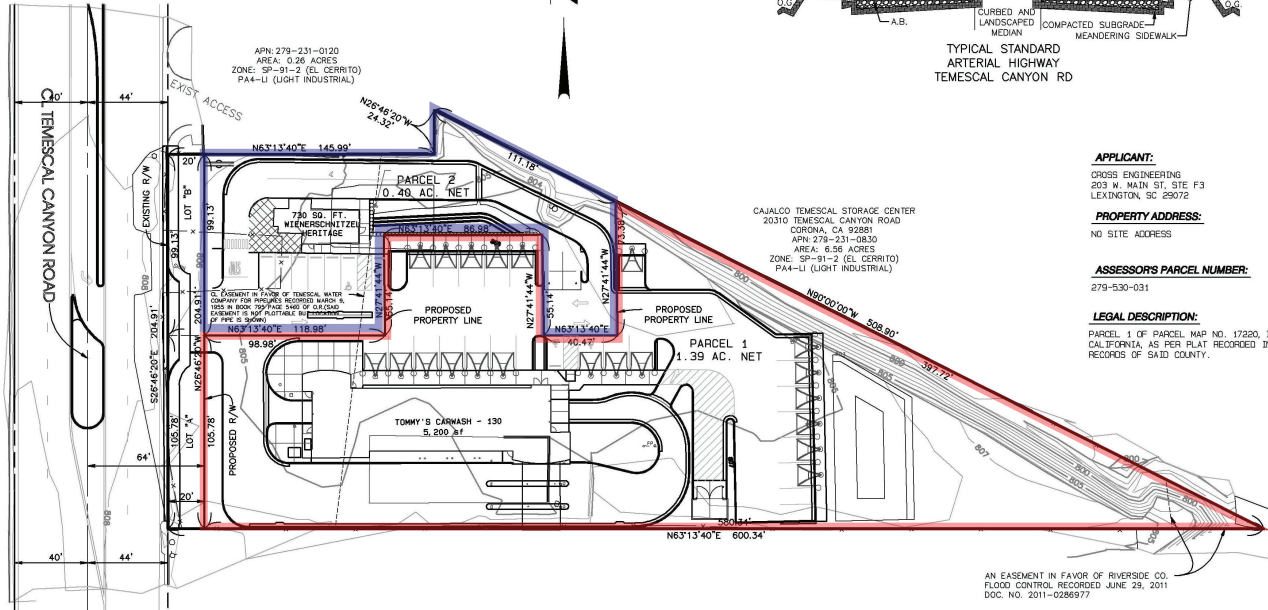
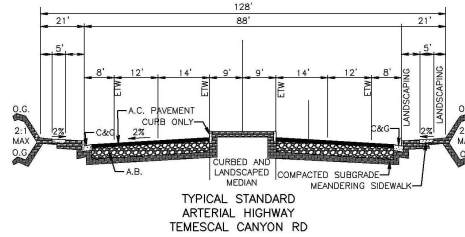
LEGEND

- 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

TENTATIVE PARCEL MAP NO. 38436



VICINITY MAP
NOT TO SCALE



APPLICANT:

CROSS ENGINEERING
 203 N. MAIN ST, SITE F3
 LEXINGTON, SC 29072

PROPERTY ADDRESS:

NO SITE ADDRESS

ASSESSORS' PARCEL NUMBER:

279-030-031

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 17320, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

ACREAGE:

TOTAL PROJECT AREA: 1.88 ACRES GROSS
 NUMBER OF PARCELS: 2
 PARCEL 1: 1.43 AC. GROSS, 1.39 AC. NET
 PARCEL 2: 0.45 AC. GROSS, 0.40 AC. NET

ZONING AND LAND USE

EXISTING LAND USE: LI
 PROPOSED LAND USE: LI
 EXISTING ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)
 PROPOSED ZONING: M-SC (MANUFACTURING - SERVICE COMMERCIAL)

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 WATER: TEMESCAL VALLEY WATER DISTRICT
 SEWER: TEMESCAL VALLEY WATER DISTRICT
 TELEPHONE: SPECTRUM

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

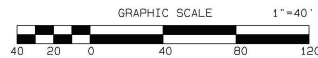
REPRESENTATIVE:

HESS DEVELOPMENT
 28039 SCOTT RD, SUITE D-387
 HARRIETA, CA 92563
 (951) 325-2200

GENERAL NOTES

1. THIS MAP SHOWS THE ENTIRE CONTIGUOUS SUBDIVISION
2. THIS PROJECT IS NOT WITHIN LIQUEFACTION, GEOLOGIC HAZARDOUS OR SPECIAL STUDY ZONES
3. THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
4. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT
5. THIS PROJECT IS WITHIN WINDHOP PLAN AREA
6. NO DRAINAGE FACILITIES ARE PROPOSED, WATER TO DRAIN TOWARDS "NATURAL COURSES"
7. THERE ARE NO KNOWN WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY
8. FEMA MAPPED FLOODPLAIN & FLOODWAY ZONE "X", AND ZONE "AE" COMMUNITY-PANEL NUMBER 06069C13600 REVISED 08/28/2008. NO PROPOSED IMPROVEMENTS ARE WITHIN ZONE "AE"

AN EASEMENT IN FAVOR OF RIVERSIDE CO. FLOOD CONTROL, RECORDED JUNE 29, 2011 DOC. NO. 2011-0286977



| REVISION | DATE | BY |
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|--|---|------------------------|
| HESS DEVELOPMENT INC. 28039 SCOTT RD SITE C387 HARRIETA, CA 92563 PH: 951-325-2200 F: 951-639-9863 FOR: SITEWORK DEVELOPMENT | IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP NO. 38436 | SHEET 1 OF 1 |
| | BEING A DIVISION OF PARCEL 1 IN PARCEL MAP 17320, AS SHOWN BY MAP ON FILE IN BOOK 95 PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. | |
| | DATE: 11-20-2022 SCALE: 1"=40' DR BY: BTH CK BY: BTH N.O.: 20-030 | |
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