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 9, 2023

TO:

Planner: Russell Brady
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
Riverside Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruytch
Southern California Edison Co. (SCE)Temescal
Valley Water District
Sphere of Influence Corona
School District (S)
Corona – Norco Unified

PLOT PLAN NO. 230009 – Applicant: LW Developers – Representative: T&B Planning, Inc. Engineer: Kimley-Horn – Second Supervisorial District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI), Commercial Retail (CD:CR); Open Space: Water (OS:W), Open Space: Conservation (OS:C) –Glen Ivy Zoning Area – Zoning: SP Zone (Serrano, Specific Plan No. 353) – Location: east of Interstate-15, east and north of Temescal Canyon Road, south of Dawson Canyon Road, west of Park Canyon Road – 489.4 Acres – **REQUEST:** The **Plot Plan** is a proposal for the construction and operation of a total of 335,400 square foot warehouse/distribution/manufacturing development on 20.34-acres. – APNs: 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 283-200-012, 290-050-002, 290-050-003, 290-050-012, 290-050-013, 290-050-020, 290-050-023, 290-050-026, 290-050-027, 290-050-028, 290-050-029, 290-050-042, 290-060-006, 290-060-016 – **BBID: 512-339-583**

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

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 Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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.

The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. For development within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius.

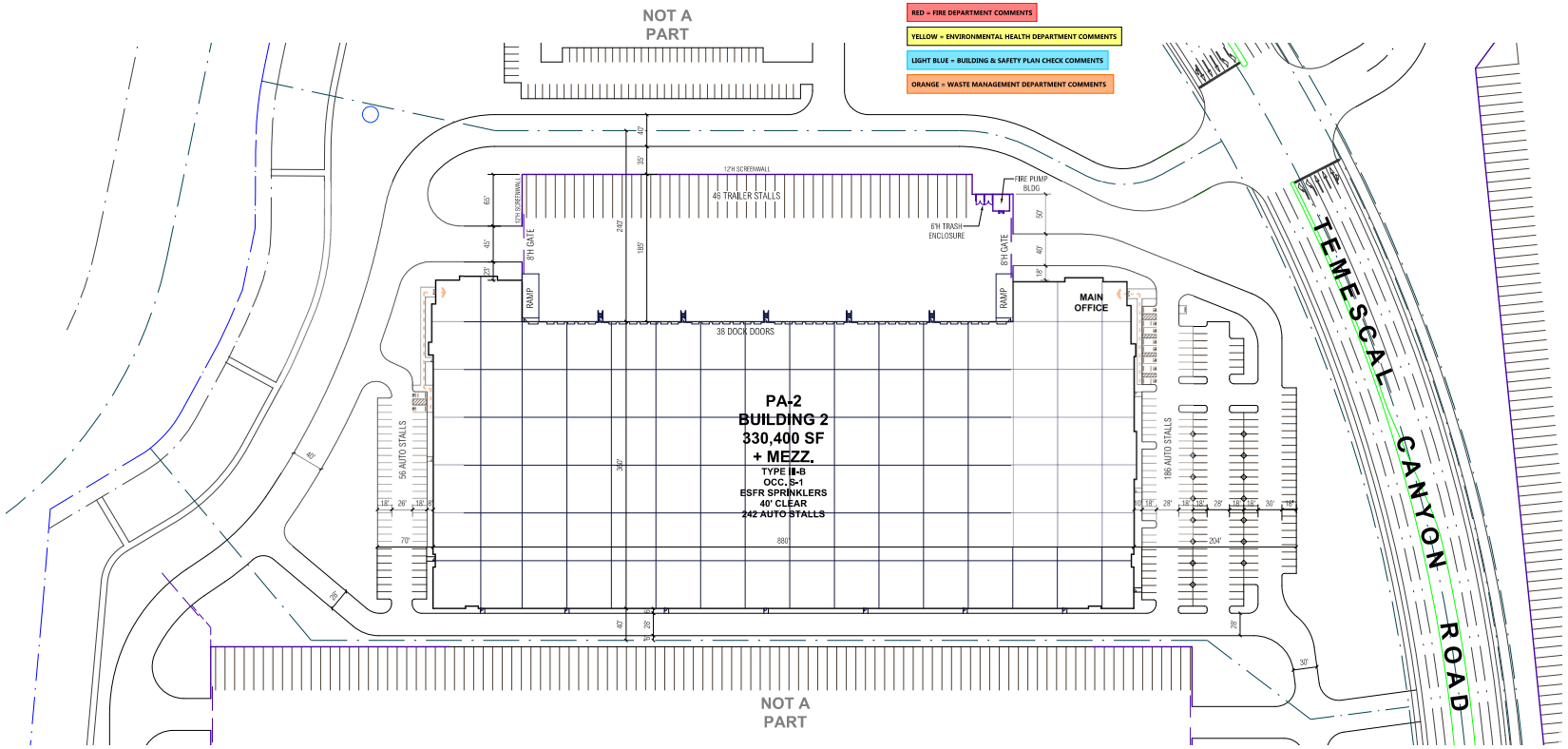
Provide a fire access exhibit indicating the required turning radius.

Clarify that a reciprocal access agreement is in place where fire access roads cross adjacent parcels.

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: PPT230009
EXHIBIT: Exhibit A
DATE: 5/18/2023
PLANNER: R.Brady
☑ Meeting ☐ Comment Agenda ☐ Final



PROJECT INFORMATION:

SPECIFIC PLAN AREA	SERRANO COMMERCE CENTER SPECIFIC PLAN 353
ZONE	LIGHT INDUSTRIAL
PROPOSED MAXIMUM HEIGHT:	49'
NUMBER OF STORIES	2

PROJECT DESCRIPTION:

ONE NEW CONCRETE TILT-UP INDUSTRIAL BUILDING INCLUDING PARKING AND DOCK LOADING AREAS TOTALLING APPROX. 335,400 SF ON 20.34 ACRES.

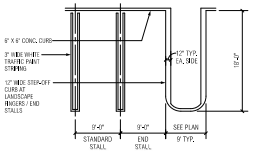
PROJECT DATA:

NET SITE AREA:	886,010 SF / 20.34 AC
BUILDING AREA:	
FOOTPRINT	330,400 SF
MEZZANINE	5,000 SF
TOTAL	335,400 SF
COVERAGE:	37.3 %
F.A.R.:	0.379
PARKING REQUIRED:	
10,000 SF OFFICE @ 1/200 SF	50 STALLS
345,400 SF WHSE @ 1/2000 SF	173 STALLS
TOTAL REQUIRED:	223 STALLS
PARKING PROVIDED	
STANDARD STALLS	284 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL PROVIDED:	242 STALLS
DOCK POSITIONS PROVIDED:	38 DOCK POSITIONS
TRAILER POSITIONS PROVIDED:	46 TRAILER STALLS
LANDSCAPE REQUIRED:	88,601 SF / 10 %
LANDSCAPE PROVIDED:	243,000 SF / 27.4 %

SITE LEGEND:

- ADA PATH OF TRAVEL
- NEW 8'H BLACK TUBE STEEL FENCE
- LANDSCAPE AREA
- DECORATE PAVING AT DRIVEWAYS: SAWCUT SCORE PATTERN W/ 36"X36" DIAGONAL PATTERN
- SCE PAD-MOUNT TRANSFORMER
- TYPICAL PARKING STALLS - 9' X 18' STRIPED PER COUNTY STANDARDS

AUTO PARKING DETAIL:



VICINITY MAP:

SCALE: 1" = 60'-0"

PREPARED BY:
RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

PROJECT APPLICANT / LAND OWNER:
LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVE.
UPLAND, CA 91786
TEL: 909-946-7593
CONTACT: ADAM COLLIER

APN NUMBERS:

283-180-009	290-050-002
283-170-012	290-050-003
283-170-013	290-050-012
283-170-014	290-050-013
283-170-015	290-050-020
283-170-021	290-050-023
283-190-013	290-050-026
283-190-014	290-050-027
283-190-027	290-050-028
283-200-008	290-050-029
283-200-009	290-050-042
283-200-010	290-060-006
283-200-012	290-060-016

SERRANO COMMERCE CENTER

RIVERSIDE COUNTY, CA

BUILDING 2 PLOT PLAN

RGA PROJECT NO:	22194.00
CAD FILE NAME:	22194-BLDG2-A1-1P
ISSUE DATE:	3/10/23
DRAWN BY / CHK'D BY:	CS / CS
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

2-A1-1

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	WUCO
	Koelreuteria bipinnata / Chinese Flame Tree Standard	36"box	Med
	Pinus eldarica / Afghan Pine	24"box	Low
	Pistacia chinensis / Chinese Pistache	36"box	Low
	Platanus racemosa By Others / California Sycamore within Right of Way	Existing	
	Platanus x racemosa / California Sycamore	24"box	Med
	Rhus lancea / African Sumac	24"box	Low
	Tristania conferta / Brisbane Box	24"box	Med

CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
Buxus microphylla japonica `Green Beauty` / Green Beauty Boxwood - Space 30" o.c.
Ligustrum texanum / Texas Privet - Space 3`-6" o.c.
Nandina domestica / Heavenly Bamboo- Space 3` o.c.
Pittosporum tenuifolium `Silver Sheen` / Tawhiwhi - Space 5` o.c.
Podocarpus gracilior `Column` / Fern Pine - Space 4` o.c.
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn - 5 gal. Space 4` o.c.
Xylosma congestum / Shiny Xylosma - Space 4` o.c.

LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER
Arbutus unedo / Strawberry Tree Shrub - Space 5` o.c.
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5` o.c.
Heteromeles arbutifolia / Toyon - Space 6` o.c.

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Elaeagnus pungens `Fruitlandii` / Silverberry - Space 4` o.c.
Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger - Space 4` o.c.
Salvia clevelandii `Allen Chickering` / Cleveland Sage - Space 4` o.c.
Westringia fruticosa / Coast Rosemary - Space 4` o.c.

ACCENT SHRUBS - 5 GAL - LOW WATER USE
Agave attenuata / Agave - Space 4` o.c.
Anigozanthos flavidus `Big Red` / Red Kangaroo Paw - Space 3` o.c.
Anigozanthos x `Gold Velvet` / Kangaroo Paw - Space 3` o.c.
Arbutus unedo / Strawberry Tree Shrub - Space 5` o.c.
Berberis thunbergii `Atropurpurea` / Red Leaf Japanese Barberry - Space 4` o.c.
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5` o.c.
Callistemon citrinus `Little John` / Dwarf Bottle Brush- Space 3` o.c.
Heteromeles arbutifolia / Toyon - Space 6` o.c.
Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger - Space 4` o.c.
Nerium oleander `Petite Pink` / Petite Pink Oleander - Space 4` o.c.
Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary - Space 4` o.c.
Salvia clevelandii `Allen Chickering` / Cleveland Sage - Space 4` o.c.
Salvia greggii `Furmans Red` / Furman`s Red Salvia - Space 3` o.c.
Westringia fruticosa / Coast Rosemary - Space 4` o.c.
Yucca filamentosa `Color Guard` / Adam`s Needle - Space 4` o.c.

ACCENT SHRUBS- 1 & 5 GAL - MEDIUM WATER USE
Abelia x grandiflora `Edward Goucher` / Glossy Abelia - 5 gal. Space 4` o.c.
Miscanthus transmorrisonensis / Evergreen Eulalia - 5 gal. Space 4` o.c.
Muhlenbergia capillaris / Pink Muhly - 1 gal. Space 4` o.c.
Muhlenbergia lindheimeri / Lindheimer`s Muhly - 1 gal. Space 4` o.c.
Phormium tenax `Tom Thumb` / Dwarf Green Flax - 1 gal. Space 3` o.c.
Phormium tenax `Yellow Wave` / New Zealand Flax - 5 gal. Space 4` o.c.
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn - 5 gal. Space 4` o.c.
Rosa floribunda `Iceberg` / Iceberg Rose - 5 gal. Space 3`-6" o.c.

WQMP - WQMP BASIN SLOPES LOW WATER
Combination of flatted ground cover and 5 gallon shrubs
Acacia redolens 'Low Boy' / Low Boy Bank Catclaw Space 12" o.c.
Baccharis x 'Centennial' / Centennial Coyote Brush - Space 5' o.c.
Cassia phyllodinea / Silvery Cassia - Space 6' o.c.

WQMP - BASIN BOTTOM AT INLETS AND OUTLETS ONLY
Carex pansa / Sanddune Sedge - Space 18" o.c.

LANDSCAPE WITHIN RIGHT OF WAY NOT A PART- BY OTHERS
-

GROUND COVER PALETTE - 1 GAL - LOW WATER USE
Acacia redolens 'Desert Carpet' TM / Desert Carpet Bank Catclaw Space 4' o.c.
Baccharis pilularis `Pigeon Point` / Coyote Brush - Space 4` o.c.
Baccharis x `Centennial` / Centennial Coyote Brush - Space 5` o.c.
Carex tumulicola / Berkeley Sedge - Space 30" o.c.
Ceanothus griseus horizontalis `Yankee Point` / California Lilac - Space 4` o.c.
Convolvulus sabatius / Ground Morning Glory - Space 3` o.c.
Iva hayesiana / San Diego Poverty Weed Space 5` o.c.
Lonicera japonica `Halliana` / Halls Honeysuckle - Space 3` o.c.
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary - Space 3` o.c.

GROUND COVER PALETTE - 1 GAL - MED WATER USE
Agapanthus africanus `Peter Pan` / Dwarf Blue Lily of the Nile - Space 2` o.c.
Hemerocallis x `Bitsy` / Yellow Daylily - Space 2` o.c.
Rosa x `Flower Carpet Pink` / Rose - Space 3` o.c.
Rosa x `Flower Carpet Red` / Rose - Space 3` o.c.
Trachelospermum jasminoides / Star Jasmine - Space 18" o.c.

COUNTY NOTES

1. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1).
   - OVER 3 FEET VERTICAL - GROUNDCOVER PLANT MATERIAL MAXIMUM 12" ON CENTER
   - OVER 15 FEET VERTICAL - SHRUBS MAXIMUM 10' ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.
2. PLANTING AREAS ARE PROTECTED BY CURB MINIMUM 6" HIGH
3. PLANT MATERIAL SHALL BE LOCATED AWAY FROM VEHICULAR OVERHANG SO THAT THEY ARE PROTECTED FROM VEHICULAR ENCROACHMENT.
4. ALL PLANTER ISLANDS ADJACENT TO PARKING STALLS SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTEGRAL OR DOWELED INTO THE CURB
5. PLANTING WITHIN LINE OF SIGHT MUST BE 12" MAX. AT MATURITY WITHOUT TRIMMING

PLANTING NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

NOTES

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4. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
5. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
6. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
7. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS & SPECIFICATIONS:
   1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMMERCIAL
   2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
   3. RAIN SENSING DEVICE
   4. ANTI-DRAIN CHECK VALVES
   5. PRESSURE REGULATOR (IF NEEDED)
   6. HYDROZONES WILL BE PROPERLY DESIGNATED
   7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
   8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH
8. ALL ABOVE GRADE UTILITIES MUST BE SCREENED WITH APPROPRIATE SHRUBS.
9. ALL PLANT MATERIAL MUST BE PROTECTED BY A CURB 6" HIGH AND PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

SHREDDED MULCH NOTE

ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AND ANY NON-PLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM EARTHWORKS (951) 782-0260.

IRRIGATION CONCEPT STATEMENT

IRRIGATION TO BE A COMBINATION OF DRIP, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND RUN-OFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB-1881 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 859.3.

STATEMENT OF COMPLIANCE

Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.3; Ordinance 348, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Brett K. French-Landscape Architect — **3-23-23** **Date**

MAINTENANCE NOTE

THIS PROPERTY FOR ON-SITE LANDSCAPE WILL BE MAINTAINED BY BY THE OWNER OF THE PROPERTY.

CASE: PPT230009
EXHIBIT: Exhibit L
DATE: 5/18/2023
PLANNER: R.Brady
☑ Meeting ☐ 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
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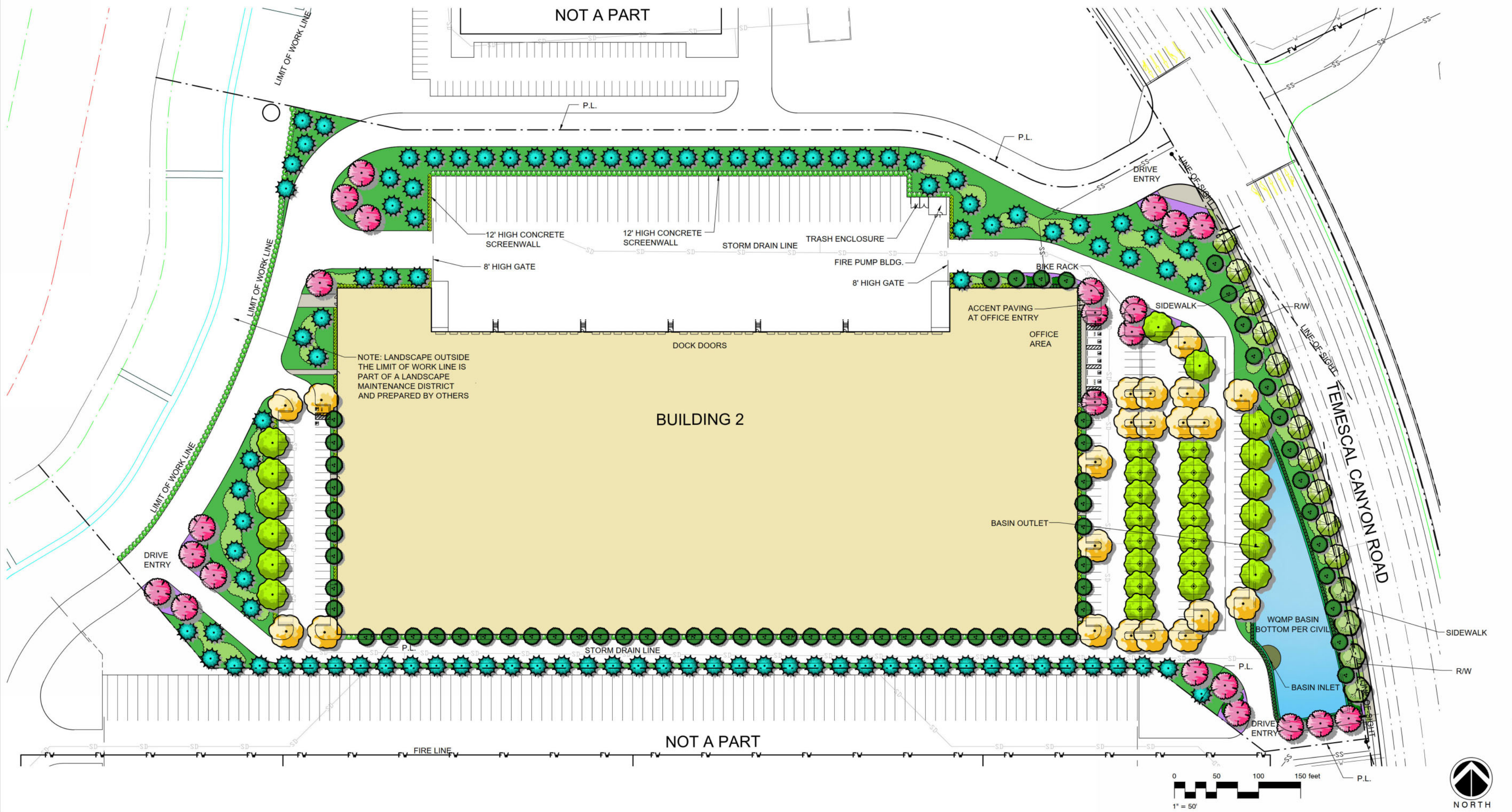
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



LICENSED LANDSCAPE ARCHITECT — BRETT K. FRENCH 3416 — Signature — 10/31/24 Renewal Date — STATE OF CALIFORNIA

SHEET TITLE:	PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:	SERRANO COMMERCE CENTER BUILDING 2 RIVERSIDE COUNTY, CA
OWNER / DEVELOPER:	LW DEVELOPERS, LLC 1156 N. MOUNTAIN AVENUE UPLAND, CA 91786 TEL: 909 946-7593 CONTACT: ADAM COLLIER
DRAWN BY / DATE	BFK 3/1/23
JOB NO.	RGA000178
SHEET NO.	L-2
	2 OF 4 SHTS.

Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Berro * San Clemente, CA 92672
Ph. (909) 626-4663

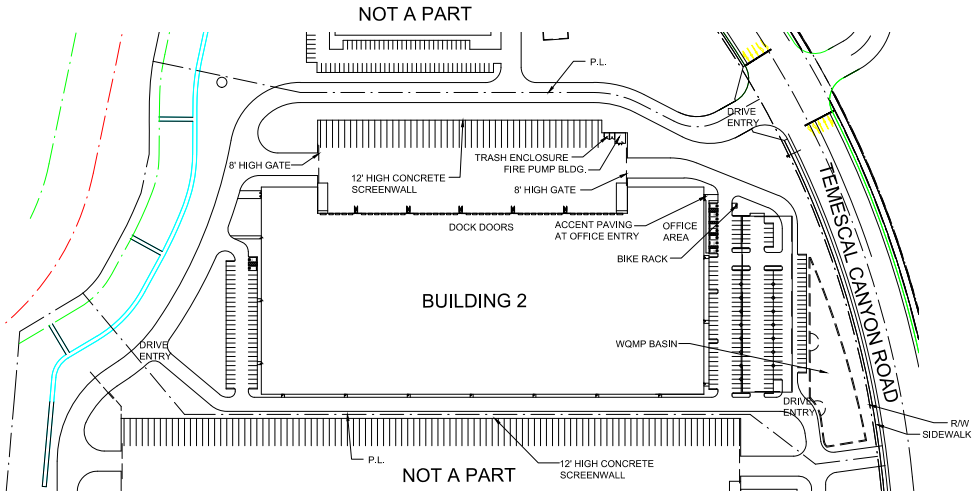
REVISIONS

SERRANO COMMERCE CENTER

BUILDING 2

LANDSCAPE PLANS

COUNTY OF RIVERSIDE



KEY MAP

0 100 200 300 feet

1" = 100'

NORTH

GENERAL NOTES

IRRIGATION

1. FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.

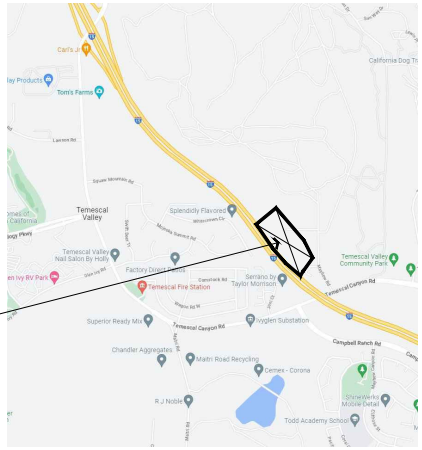
PLANTING

1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
2. REMOVE STAKES FROM ALL ESPALIERS AND VINES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

COVER SHEET	L-1
PRELIMINARY LANDSCAPE PLAN	L-2
HYDROZONE MAP	L-3
SHADE PLAN AND SHADE CALCULATIONS	L-4

PROJECT SITE



VICINITY MAP

NOT TO SCALE

NORTH

PROPERTY OWNER:

LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
TEL: 909 946-7593
CONTACT: ADAM COLLIER

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

LANDSCAPE ARCHITECT'S SIGNATURE — DATE: 3-23-23

LANDSCAPE AREA TOTALS:

	SITE AREA NET (AC)	LANDSCAPE REQUIRED (SF / %)	LANDSCAPE PROVIDED (SF / %)
BUILDING 2	20.34 AC	88,601 S.F. / 10%	243,000 S.F. / 27.4%

MAINTENANCE NOTE:

CONTINUED LANDSCAPE MAINTENANCE FOR ONSITE TO BE PROVIDED BY LW DEVELOPERS, LLC

REVISIONS

Environs inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 E. Foothill Blvd. Upland, CA 91786
Ph. (909) 626-9653

OWNER/ DEVELOPER:
LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
TEL: 909 946-7593
CONTACT: ADAM COLLIER

SHEET TITLE: COVER SHEET

PROPOSED DEVELOPMENT:
SERRANO COMMERCE CENTER
BUILDING 2
RIVERSIDE COUNTY, CA

I HOLD A LICENSED LANDSCAPE ARCHITECT
BRETT K. FRENCH
3419
Signature
10/31/24
Renewal Date
STATE OF CALIFORNIA

DRAWN BY	DATE
BFK	3/1/23

JOB NO. RGA000178

SHEET NO. L-1

1 OF 4 SHTS.

TREE LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	WUCO
	Koelreuteria bipinnata / Chinese Flame Tree Standard	36"box	Med
	Pinus eldarica / Afghan Pine	24"box	Low
	Pistacia chinensis / Chinese Pistache	36"box	Low
	Platanus racemosa By Others / California Sycamore within Right of Way	Existing	
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CONCEPT PLANT SCHEDULE

FOUNDATION PLANTING / HEDGE SCREEN - 5 GAL - MED WATER
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Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
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Rhaphiolepis indica `Jack Evans` / Indian Hawthorn - 5 gal. Space 4' o.c.
Xylosma congestum / Shiny Xylosma - Space 4' o.c.

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Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5' o.c.
Heteromeles arbutifolia / Toyon - Space 6' o.c.

SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER
Elaeagnus pungens `Fruitlandii` / Silverberry - Space 4' o.c.
Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger - Space 4' o.c.
Salvia clevelandii `Allen Chickering` / Cleveland Sage - Space 4' o.c.
Westringia fruticosa / Coast Rosemary - Space 4' o.c.

ACCENT SHRUBS - 5 GAL - LOW WATER USE
Agave attenuata / Agave - Space 4' o.c.
Anigozanthos flavidus `Big Red` / Red Kangaroo Paw - Space 3' o.c.
Anigozanthos x `Gold Velvet` / Kangaroo Paw - Space 3' o.c.
Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
Berberis thunbergii `Atropurpurea` / Red Leaf Japanese Barberry - Space 4' o.c.
Callistemon citrinus / Lemon Bottlebrush Shrub- Space 5' o.c.
Callistemon citrinus `Little John` / Dwarf Bottle Brush- Space 3' o.c.
Heteromeles arbutifolia / Toyon - Space 6' o.c.
Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger - Space 4' o.c.
Nerium oleander `Petite Pink` / Petite Pink Oleander - Space 4' o.c.
Rosmarinus officinalis `Tuscan Blue` / Tuscan Blue Rosemary - Space 4' o.c.
Salvia clevelandii `Allen Chickering` / Cleveland Sage - Space 4' o.c.
Salvia greggii `Furmans Red` / Furman's Red Salvia - Space 3' o.c.
Westringia fruticosa / Coast Rosemary - Space 4' o.c.
Yucca filamentosa `Color Guard` / Adam's Needle - Space 4' o.c.

ACCENT SHRUBS- 1 & 5 GAL - MEDIUM WATER USE
Abelia x grandiflora `Edward Goucher` / Glossy Abelia - 5 gal. Space 4' o.c.
Miscanthus transmorrisonensis / Evergreen Eulalia - 5 gal. Space 4' o.c.
Muhlenbergia capillaris / Pink Muhly - 1 gal. Space 4' o.c.
Muhlenbergia lindheimeri / Lindheimer's Muhly - 1 gal. Space 4' o.c.
Phormium tenax `Tom Thumb` / Dwarf Green Flax - 1 gal. Space 3' o.c.
Phormium tenax `Yellow Wave` / New Zealand Flax - 5 gal. Space 4' o.c.
Rhaphiolepis indica `Jack Evans` / Indian Hawthorn - 5 gal. Space 4' o.c.
Rosa floribunda `Iceberg` / Iceberg Rose - 5 gal. Space 3'-6" o.c.

WQMP - WQMP BASIN SLOPES LOW WATER
Combination of flatted ground cover and 5 gallon shrubs
Acacia redolens `Low Boy` / Low Boy Bank Catclaw Space 12" o.c.
Baccharis x `Centennial` / Centennial Coyote Brush - Space 5' o.c.
Cassia phyllodinea / Silvery Cassia - Space 6' o.c.

WQMP - BASIN BOTTOM AT INLETS AND OUTLETS ONLY
Carex pansa / Sanddune Sedge - Space 18" o.c.

LANDSCAPE WITHIN RIGHT OF WAY NOT A PART- BY OTHERS
-

GROUND COVER PALETTE - 1 GAL - LOW WATER USE
Acacia redolens `Desert Carpet` TM / Desert Carpet Bank Catclaw Space 4' o.c.
Baccharis pilularis `Pigeon Point` / Coyote Brush - Space 4' o.c.
Baccharis x `Centennial` / Centennial Coyote Brush - Space 5' o.c.
Carex tumulicola / Berkeley Sedge - Space 30" o.c.
Ceanothus griseus horizontalis `Yankee Point` / California Lilac - Space 4' o.c.
Convolvulus sabatius / Ground Morning Glory - Space 3' o.c.
Iva hayesiana / San Diego Poverty Weed Space 5' o.c.
Lonicera japonica `Halliana` / Halls Honeysuckle - Space 3' o.c.
Rosmarinus officinalis `Huntington Carpet` / Huntington Carpet Rosemary - Space 3' o.c.

GROUND COVER PALETTE - 1 GAL - MED WATER USE
Agapanthus africanus `Peter Pan` / Dwarf Blue Lily of the Nile - Space 2` o.c.
Hemerocallis x `Bitsy` / Yellow Daylily - Space 2` o.c.
Rosa x `Flower Carpet Pink` / Rose - Space 3` o.c.
Rosa x `Flower Carpet Red` / Rose - Space 3` o.c.
Trachelospermum jasminoides / Star Jasmine - Space 18" o.c.

COUNTY NOTES

1. SLOPE PLANTING SHALL COMPLY WITH MINIMUM STANDARDS FOR BUILDING AND SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1).
   - OVER 3 FEET VERTICAL - GROUNDCOVER PLANT MATERIAL MAXIMUM 12" ON CENTER
   - OVER 15 FEET VERTICAL - SHRUBS MAXIMUM 10' ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.
2. PLANTING AREAS ARE PROTECTED BY CURB MINIMUM 6" HIGH
3. PLANT MATERIAL SHALL BE LOCATED AWAY FROM VEHICULAR OVERHANG SO THAT THEY ARE PROTECTED FROM VEHICULAR ENCROACHMENT.
4. ALL PLANTER ISLANDS ADJACENT TO PARKING STALLS SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO CURB, AND INTEGRAL OR DOWELED INTO THE CURB
5. PLANTING WITHIN LINE OF SIGHT MUST BE 12" MAX. AT MATURITY WITHOUT TRIMMING

PLANTING NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
2. NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
3. NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY . CONTRACTOR REPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND AREA CALCULATIONS FOR DETERMINING COST AND DELIVERY OF MATERIALS TO SITE.

NOTES

1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
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4. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
5. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
6. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
7. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS & SPECIFICATIONS:
   1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMMERCIAL
   2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
   3. RAIN SENSING DEVICE
   4. ANTI-DRAIN CHECK VALVES
   5. PRESSURE REGULATOR (IF NEEDED)
   6. HYDROZONES WILL BE PROPERLY DESIGNATED
   7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
   8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH
8. ALL ABOVE GRADE UTILITIES MUST BE SCREENED WITH APPROPRIATE SHRUBS.
9. ALL PLANT MATERIAL MUST BE PROTECTED BY A CURB 6" HIGH AND PROTECTED FROM VEHICULAR ENCROACHMENT OR OVERHANG.

SHREDDED MULCH NOTE

ALL SHRUB BEDS AND SLOPE AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AND ANY NON-PLANTED AREAS TO RECEIVE A 2" LAYER OF SHREDDED MULCH AVAILABLE FROM EARTHWORKS (951) 782-0260.

IRRIGATION CONCEPT STATEMENT

IRRIGATION TO BE A COMBINATION OF DRIP, ROTATORS, AND SPRAY IRRIGATION SYSTEMS SEPARATED BY HYDROZONES. SPRINKLERS WILL BE SET BACK 24" AWAY FROM NON-PERMEABLE PAVING IN ORDER TO PREVENT OVER SPRAY AND RUN-OFF. AN ET BASED CONTROLLER WILL BE USED IN ACCORDANCE WITH AB-1881 STATE WATER ORDINANCE. THE LANDSCAPE AND IRRIGATION PLANS CONFORM TO RIVERSIDE COUNTY ORDINANCE NO. 859.3.

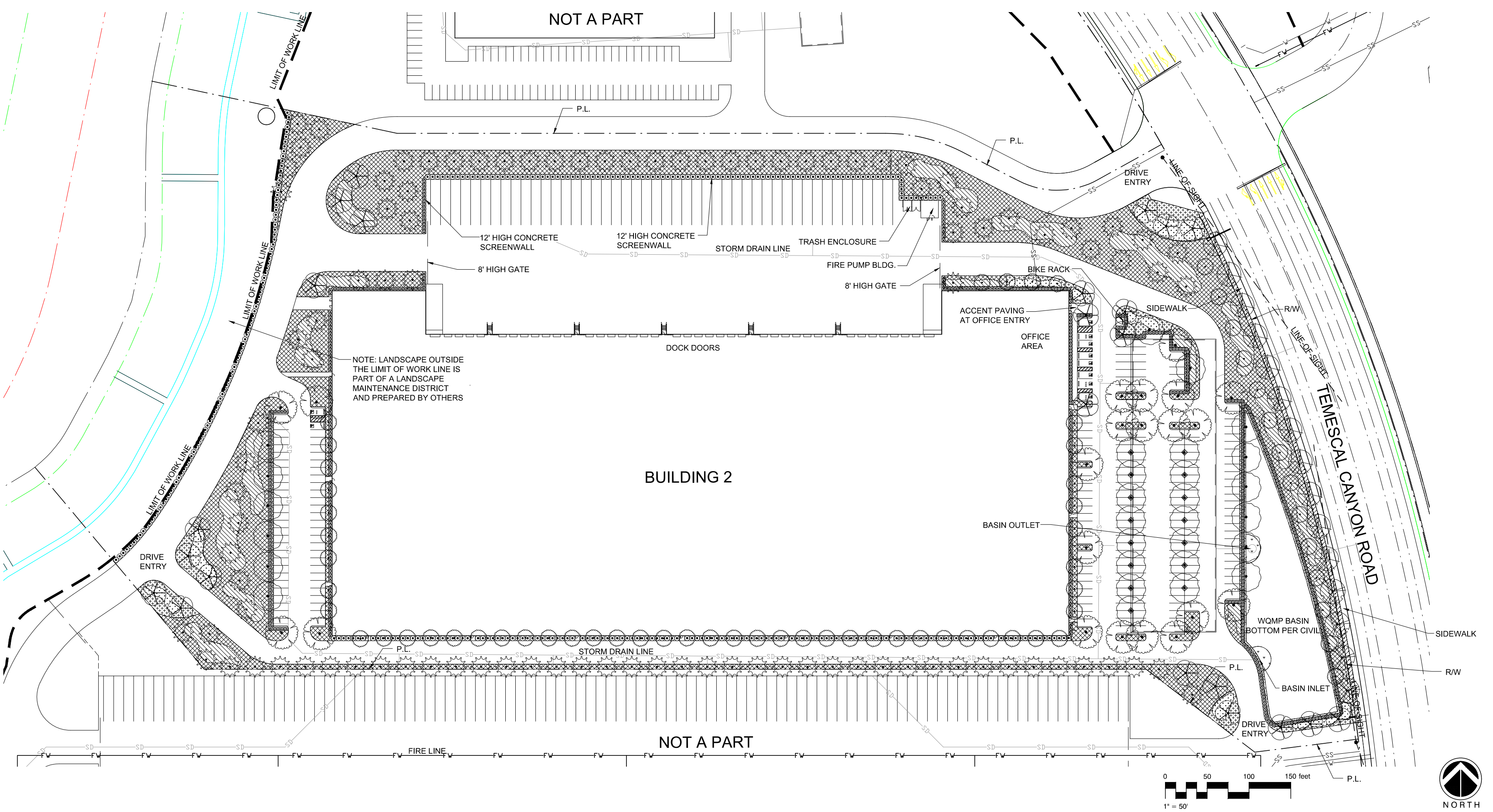
STATEMENT OF COMPLIANCE

Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 859.3; Ordinance 348, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, these plans may be subject to change based on the updated ordinances.

Brett K. French-Landscape Architect — **3-1-23** **Date**

MAINTENANCE NOTE

THIS PROPERTY FOR ON-SITE LANDSCAPE WILL BE MAINTAINED BY BY THE OWNER OF THE PROPERTY.



LICENSED LANDSCAPE ARCHITECT · BRETT K. FRENCH · 3416 · Signature · 10/31/24 Renewal Date · STATE OF CALIFORNIA

SHEET TITLE:	PRELIMINARY LANDSCAPE PLAN
PROPOSED DEVELOPMENT:	SERRANO COMMERCE CENTER BUILDING 2 RIVERSIDE COUNTY, CA
OWNER / DEVELOPER:	LW DEVELOPERS, LLC 1156 N. MOUNTAIN AVENUE UPLAND, CA 91786 TEL: 909 946-7593 CONTACT: ADAM COLLIER

Environs Inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
801 El Berro * San Clemente, CA 92672
Ph. (909) 626-4663

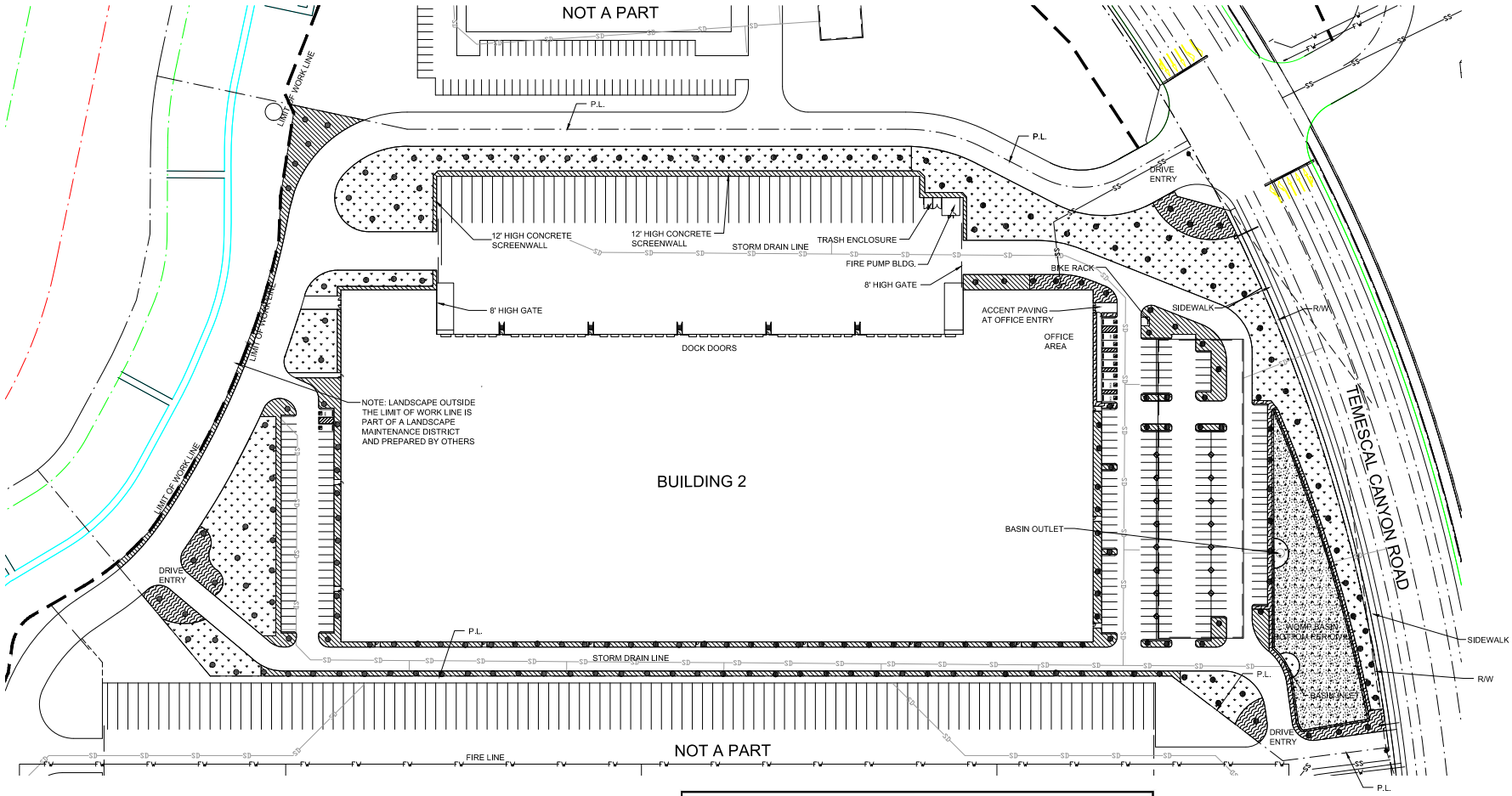
REVISIONS

DRAWN BY	DATE
BFK	3/1/23

JOB NO. RGA000178

SHEET NO. L-2

2 OF 4 SHTS.



Hydrozone # 4 — Plant Type: *Trees / Mulch* — Water Use: *Moderate*

INPUT square footage of hydrozone = 6,390 — Plant Factor = 0.5

Hydrozone Irrigation Efficiency = 0.85 *Bubblers*

EAWU = 17,603 cu ft / yr

Hydrozone # 5 — Plant Type: *Basin - Bottom* — Water Use: *n/a*

INPUT square footage of hydrozone = 20,257 — Plant Factor = 0

Hydrozone Irrigation Efficiency = 1 *n/a*

EAWU = 0 cu ft / yr

Hydrozone # 6 — Plant Type: *n/a* — Water Use: *n/a*

INPUT square footage of hydrozone = 0 — Plant Factor = 0

Hydrozone Irrigation Efficiency = 1 *n/a*

EAWU = 0 cu ft / yr

SubTotal EAWU = 213,808 cu ft / yr

Input Irrigation System Operation Factor 0.85

Total EAWU = 251,539

MAWA - EAWU = 115,173 cu ft / yr

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 31%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Commercial

SERRANO COMMERCE CENTER - BLDG 2

0.45 **ETo allowance**

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.

Where "INPUT" is shown, applicant to enter project specific information.

Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 174,010 S.F.

INPUT the Hist. ETo for the area = 56.50

MAWA = 366,712 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 — Plant Type: *Shrubs / Groundcover* — Water Use: *Low*

INPUT Square Foot Area of Hydrozone = 39,622 — Plant Factor = 0.2

Hydrozone Irrigation Efficiency = 0.90 *Point Source Drip*

EAWU = 41,235 cu ft / yr

Hydrozone # 2 — Plant Type: *Shrubs / Groundcover* — Water Use: *Moderate*

INPUT square footage of hydrozone = 15,092 — Plant Factor = 0.5

Hydrozone Irrigation Efficiency = 0.90 *Point Source Drip*

EAWU = 39,266 cu ft / yr

Hydrozone # 3 — Plant Type: *Shrubs / Groundcover* — Water Use: *Low*

INPUT square footage of hydrozone = 92,649 — Plant Factor = 0.2

Hydrozone Irrigation Efficiency = 0.75 *Rotator / Precision Spray Nozzle*

EAWU = 115,704 cu ft / yr

REFERENCE NOTES SCHEDULE

2023-03-16 11:57 PM

SYMBOL	DESCRIPTION	QTY.
	HYDROZONE 1 - BUILDING 2 - DRIP IRRIGATION - SHRUBS, & GROUND COVER LOW WATER USE	39,622 sf
	HYDROZONE 2 - BUILDING 2 - DRIP IRRIGATION - SHRUBS, & GROUND COVER - MED WATER USE	15,092 sf
	HYDROZONE 3 - BUILDING 2 - OVERHEAD SPRAY - SHRUBS, & GROUND COVER - LOW WATER USE	92,649 sf
	HYDROZONE 4 - BUILDING 2 - BUBBLERS - TREES - MODERATE WATER USE	6,390 sf
	HYDROZONE 5 - BUILDING 2 - NON-IRRIGATED	20,257 sf

0 50 100 150 feet

1" = 50'

NORTH

LICENSED LANDSCAPE ARCHITECT — BRETT K. FIRPO — 3415 — Signature — 10/31/24 — Renewal Date — STATE OF CALIFORNIA

REVISIONS

Environs inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
601 E Foothill Blvd, Rialto, California 92376
Ph. (909) 625-9663

OWNER / DEVELOPER:
LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
TEL: 909 946-7993
CONTACT: ADAM COLLIER

SHEET TITLE: HYDROZONE MAP & WATER USE CALCS

PROPOSED DEVELOPMENT:
SERRANO COMMERCE CENTER
BUILDING 2
RIVERSIDE COUNTY, CA

DRAWN BY	DATE
BFK	3/1/23

JOB NO. RGA000178

SHEET NO. L-3

3 OF 4 SHTS.

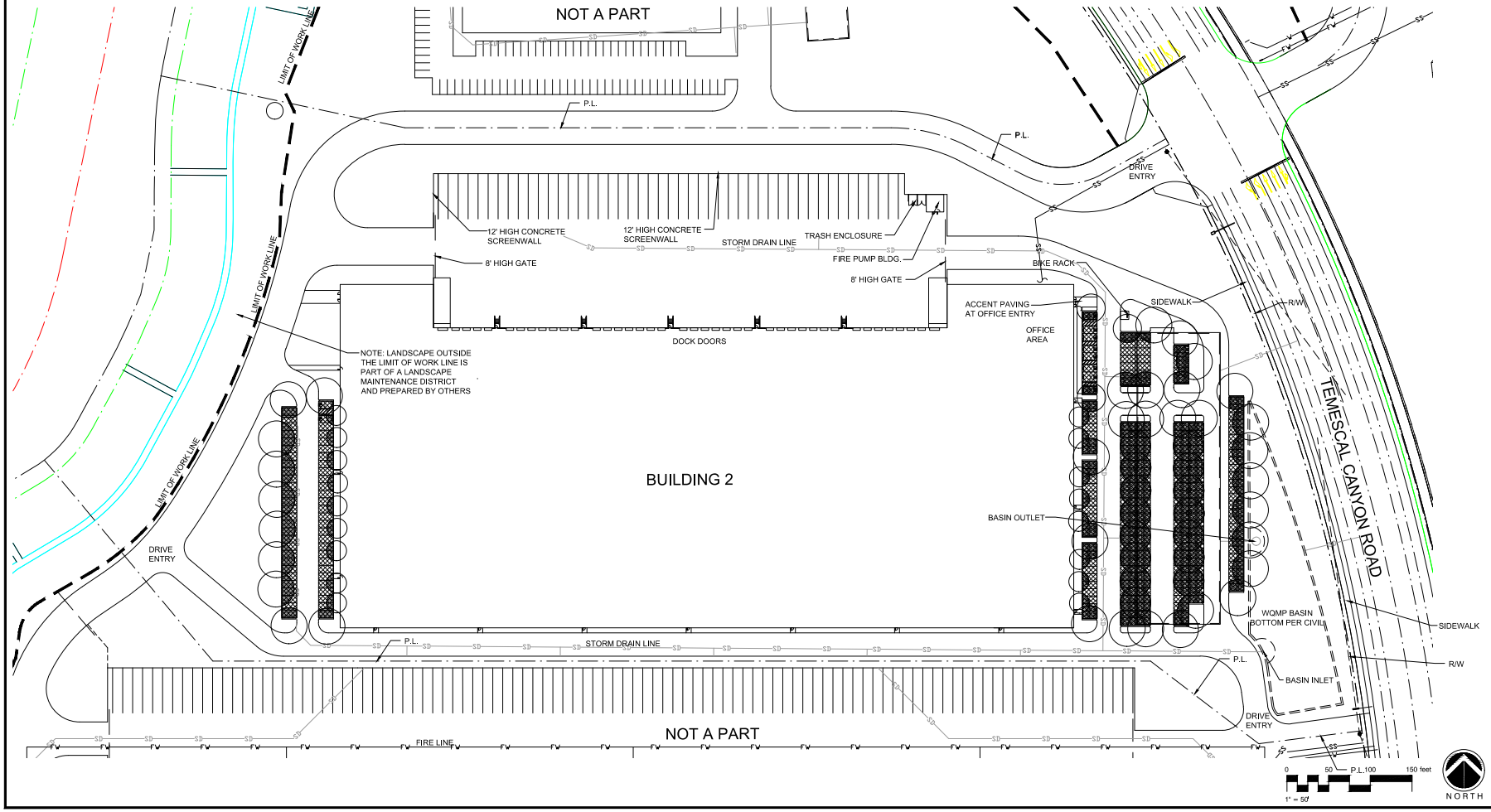
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	2023-03-15 09:30 QTY
	BUILDING 2 - PARKING LOT AREA	39,121 sf
	BUILDING 2 - TREE SHADE	27,189 sf

BUILDING 2 - SHADE TABULATION

Parking area = 39,121 s.f.
Shade provided = 27,189 s.f.
by trees in parking area

Percentage of parking area
shaded by trees = 69%



REVISIONS

Environs inc
LANDSCAPE ARCHITECTURE
Creating Sustainable & Water Conserving Solutions
601 E. Foothill Blvd. Suite 2 Upland, CA 91786
Ph. (909) 626-9663

OWNER / DEVELOPER:
LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
TEL: 909 946-7593
CONTACT: ADAM COLLIER

SHEET TITLE: SHADE PLAN & SHADE CALCS

PROPOSED DEVELOPMENT:
SERRANO COMMERCE CENTER
BUILDING 2
RIVERSIDE COUNTY, CA

LICENSED LANDSCAPE ARCHITECT
BRETT K. FIRKINS
3418
Signature
10/31/24
Renewal Date
STATE OF CALIFORNIA

DRAWN BY	DATE
BFK	3/1/23

JOB NO.
RGA000178

SHEET NO.
L-4
4 OF 4 SHTS.

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: PPT230009
EXHIBIT: Exhibit B
DATE: 5/18/2023
PLANNER: R.Brady

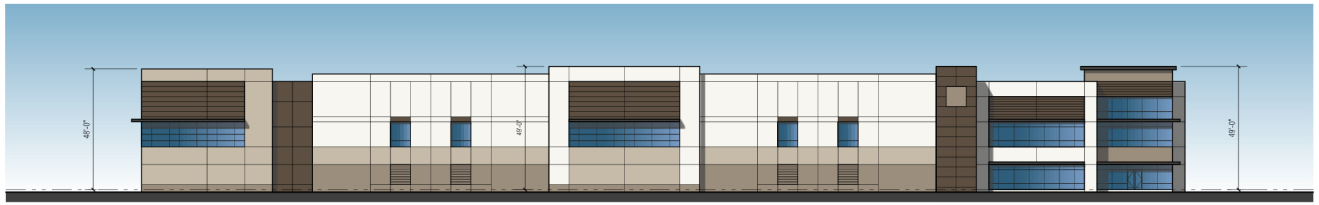
☑ Meeting ☐ Consent Agenda ☐ Final

WEST ELEVATION

SCALE: 1" = 20'-0"

SOUTH ELEVATION

SCALE: 1" = 30'-0"



EAST ELEVATION

SCALE: 1" = 20'-0"

NORTH ELEVATION

SCALE: 1" = 30'-0"

PREPARED BY:

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

PROJECT APPLICANT / LAND OWNER:
LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVE.
UPLAND, CA 91786
TEL: 909-948-7593
CONTACT: ADAM COLLIER

SERRANO COMMERCE CENTER

RIVERSIDE COUNTY, CA

BUILDING 2 ELEVATIONS

RGA PROJECT NO:	22194.00
CAD FILE NAME:	22194-BLDG2-A3-1P
ISSUE DATE:	3/10/23
DRAWN BY / CHK'D BY:	CS / CS

COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE

2-A3-1