



# 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  
Southern California Gas Co.  
Sphere of Influence Corona

Grading Transportation  
LSCP Landscape Transportation  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riverside Transit Agency  
School District (S)

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

**PLOT PLAN NO. 230010** – 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 983,000 square foot warehouse/distribution/manufacturing development on 43.36-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: 405-940-001**

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

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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 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](mailto:rbrady@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

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

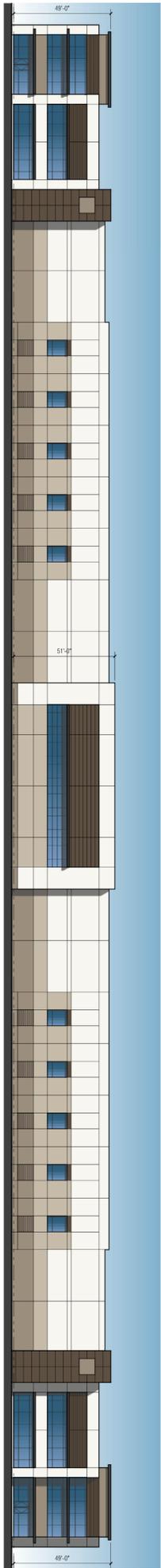
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

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

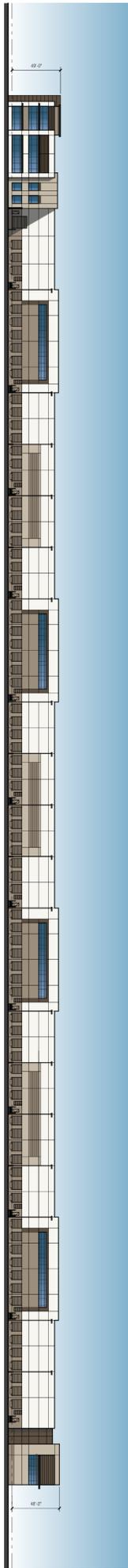
*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



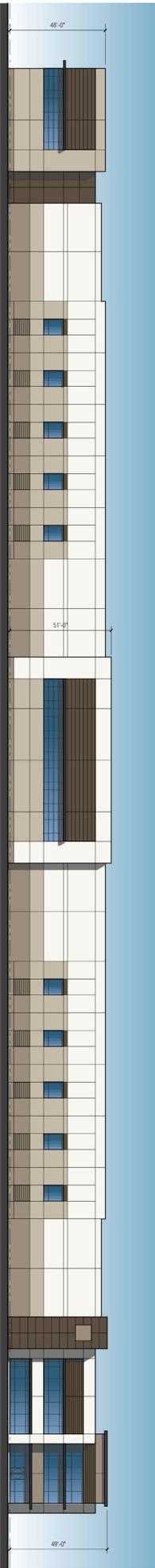




**EAST ELEVATION**  
SCALE: 1" = 32'-0"



**NORTH ELEVATION**  
SCALE: 1" = 48'-0"



**WEST ELEVATION**  
SCALE: 1" = 32'-0"



**SOUTH ELEVATION**  
SCALE: 1" = 48'-0"

- LEGEND**
- █ FINISHES - EXTERIOR & LIGHT MATERIALS SYSTEMS COMMENTS
  - █ PAINTS - EXTERIOR SYSTEMS COMMENTS
  - █ GLASS - EXTERIOR SYSTEMS COMMENTS
  - █ LIGHT MATERIALS - EXTERIOR SYSTEMS COMMENTS

**CASE: PP123010**  
**EXHIBIT: Exhibit B**  
**DATE: 5/18/2023**  
**PLANNER: R. Brady**  
 4000  
 COMMERCIAL

**PREPARED BY:**  
**RG&A**  
 Office of Architectural Design  
 15231 Adams Parkway, Suite 110  
 Irvine, CA 92618  
 (714) 954-1000

**PROJECT APPLICANT / LAND OWNER:**  
 LVA DEVELOPERS, LLC  
 15231 Adams Parkway, Suite 110  
 Irvine, CA 92618  
 TEL: 949-462-3555  
 CONTACT: JOSHUA COLLIER

**DESIGN TEAM:**  
 ARCHITECT: RGA  
 ENGINEER: [Redacted]  
 LANDSCAPE ARCHITECT: [Redacted]  
 CIVIL ENGINEER: [Redacted]  
 ELECTRICAL ENGINEER: [Redacted]  
 MECHANICAL ENGINEER: [Redacted]  
 PLUMBING ENGINEER: [Redacted]

**SERRANO COMMERCE CENTER**  
 RIVERSIDE COUNTY, CA

**BUILDING 3 ELEVATIONS**

DATE PLOTTED:	2/27/24
DATE EXPIRES:	2/27/24
ISSUED BY:	UNIVERSITY
APPROVED BY:	UNIVERSITY
PROJECT:	SERRANO COMMERCE CENTER
SHEET TITLE:	

**3-A3-1**