



# 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 11, 2023

**TO:**

Geology  
Paleontology  
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)

Southern California Gas Co.      Sphere of  
Influence Corona  
School District (S) Corona-Norco Unified

**PLOT PLAN NO. 230012** – 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 – 18.32 Acres – **REQUEST:** The **Plot Plan** is a proposal for the construction and operation of a total of 360,000 square foot warehouse/distribution/manufacturing development on 18.32-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: 559-898-364**

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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# 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 25, 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:

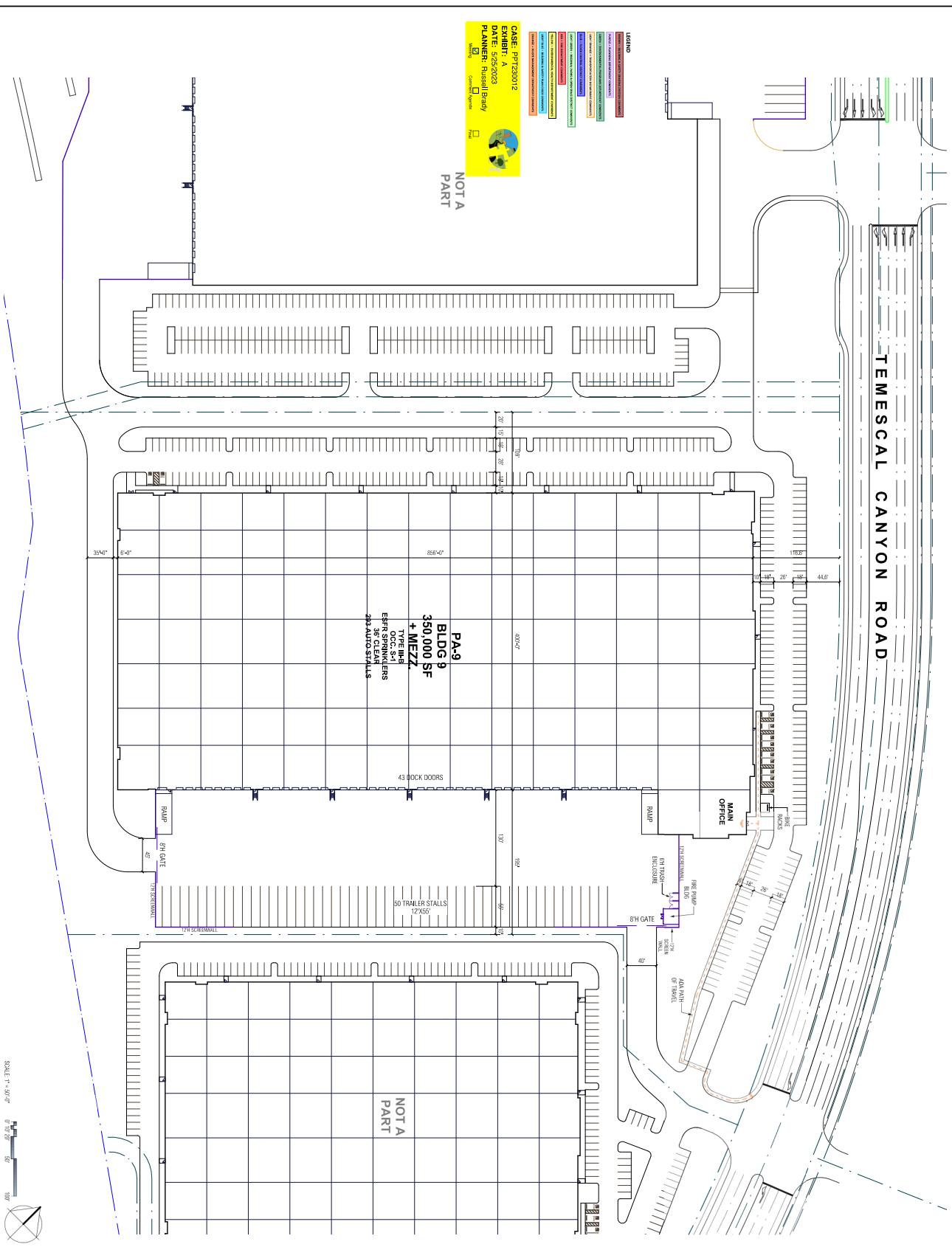
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*

**TEMESCAL CANYON ROAD**



**LEGEND**

- EXISTING BUILDING FOOTPRINT
- EXISTING DRIVEWAYS
- EXISTING DRIVEWAYS WITH CONCRETIZED DRIVEWAYS
- EXISTING DRIVEWAYS WITH ASPHALT DRIVEWAYS
- EXISTING DRIVEWAYS WITH GRAVEL DRIVEWAYS
- EXISTING DRIVEWAYS WITH SAND DRIVEWAYS
- EXISTING DRIVEWAYS WITH GRAVEL DRIVEWAYS
- EXISTING DRIVEWAYS WITH SAND DRIVEWAYS
- EXISTING DRIVEWAYS WITH GRAVEL DRIVEWAYS
- EXISTING DRIVEWAYS WITH SAND DRIVEWAYS

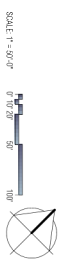
**CASE: PPT20012**  
**EXHIBIT: A**  
**DATE: 5/25/2013**  
**PLANNER: Russell Gray**

NOT A PART

**PREPARED BY:**  
**PROJECT APPLICANT / LAND OWNER:**  
**APN NUMBERS:**



**APN NUMBERS:**  
 250-00-002  
 250-00-003  
 250-00-004  
 250-00-005  
 250-00-006  
 250-00-007  
 250-00-008  
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**SERRANO COMMERCE CENTER**

**RIVERSIDE COUNTY, CA**  
**BUILDING 9 PLOT PLAN**

**PROJECT INFORMATION:**  
 SPECIFIC PLAN AREA: SERRANO COMMERCE CENTER  
 ZONE: LIGHT INDUSTRIAL  
 PROPOSED MAXIMUM HEIGHT: 45'  
 NUMBER OF STORIES: 2

**PROJECT DESCRIPTION:**  
 MAIN BUILDING: 350,000 SF  
 PARKING AND ROCK LANDING AREAS TOTALING APPROX. 500,000 SF ON 10.3 ACRES

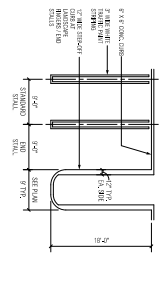
**PROJECT DATA:**

|                           |                       |
|---------------------------|-----------------------|
| NET SITE AREA:            | 798,019 SF / 18.32 AC |
| BUILDING AREA:            | 350,000 SF            |
| MEZZANINE:                | 10,000 SF             |
| TOTAL:                    | 360,000 SF            |
| COVERAGE:                 | 45.3%                 |
| F.A.C.:                   | 0.651                 |
| PARKING REQUIRED:         | 110 STALLS            |
| 20,000 SF TRUCK @ 1000/SF | 100 STALLS            |
| TOTAL REQUIRED:           | 210 STALLS            |
| PARKING PROVIDED:         | 284 STALLS            |
| STANDARD STALLS:          | 170 STALLS            |
| TRUCK STALLS:             | 114 STALLS            |
| GOOF FOOTINGS PROVIDED:   | 43 GOOF FOOTINGS      |
| TRAILER PERMITS PROVIDED: | 50 TRAILER STALLS     |
| LANDSCAPE REQUIRED:       | 79,802 SF / 1.81%     |
| LANDSCAPE PROVIDED:       | 186,000 SF / 23.1%    |

**SITE LEGEND:**

- ADJACENT TO TRAVEL
- ROCK BACKSTOP STEEL TRUCK
- LANDSCAPE AREA
- DEGRADED SOILS AT BARRIERS, SANDY SOILS AND HIGH W. WATER
- EMPOWELL SYSTEM
- 5'2" INCLINING TRANSPARENCY
- TRIPLE ROWS STALLS - 9' X 18'
- STRIPED PER COUNTY STANDARDS

**AUTO PARKING DETAIL:**



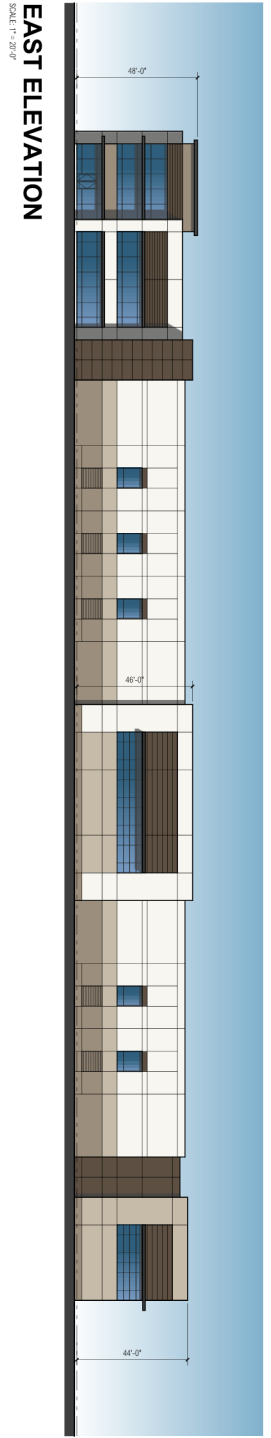
**VICINITY MAP:**



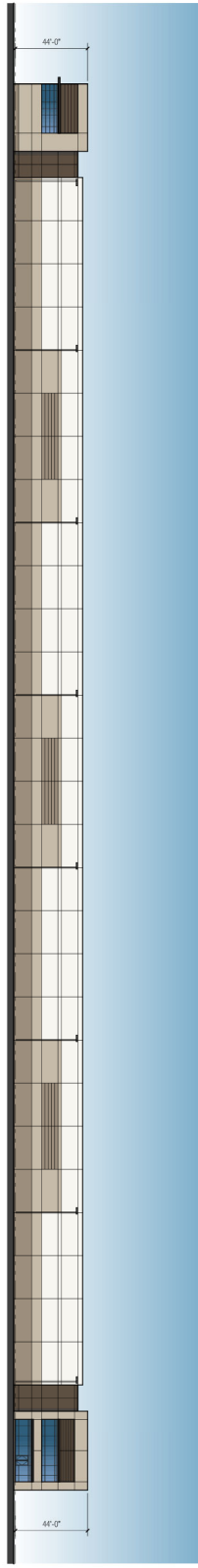
|                  |   |
|------------------|---|
| PROJECT NUMBER:  | 2779128   |
| DATE:            | 5/25/2013   |
| DESIGNER:        | RUSSELL GRAY  |
| PROJECT NAME:    | SERRANO COMMERCE CENTER                             |
| PROJECT ADDRESS: | 15231 Adams Parkway, Suite 110, Riverside, CA 92504 |
| PROJECT PHONE:   | 951-521-1111  |
| PROJECT FAX:     | 951-521-1112  |
| PROJECT EMAIL:   | info@rga.com  |
| PROJECT WEBSITE: | www.rga.com   |
| PROJECT URL:     | www.rga.com   |
| PROJECT ADDRESS: | 15231 Adams Parkway, Suite 110, Riverside, CA 92504 |
| PROJECT PHONE:   | 951-521-1111  |
| PROJECT FAX:     | 951-521-1112  |
| PROJECT EMAIL:   | info@rga.com  |
| PROJECT WEBSITE: | www.rga.com   |

**9-A1-1**

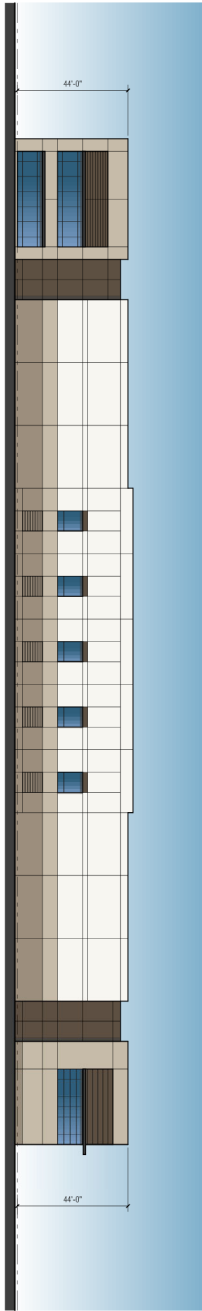
| LEGEND   |                          |
|--|--------------------------|
| ARMED & ARMORING EXTERIOR CEILING COMPONENT    | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR WALL COMPONENT       | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR WINDOW COMPONENT     | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR FLOOR COMPONENT      | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR ROOF COMPONENT       | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR FINISH COMPONENT     | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR STRUCTURAL COMPONENT | <input type="checkbox"/> |
| ARMED & ARMORING EXTERIOR FINISH COMPONENT     | <input type="checkbox"/> |



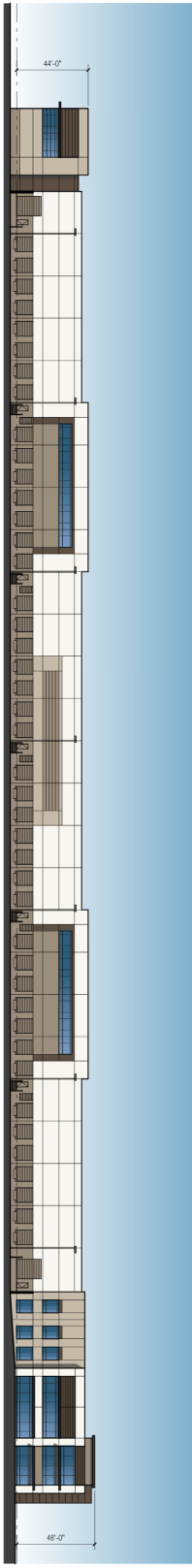
**EAST ELEVATION**  
SCALE: 1" = 32'-0"



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



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



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

PREPARED BY:

**RG&A**

Office of Architectural Design

15231 Adams Parkway, Suite 100  
Irvine, CA 92618  
Tel: 949.261.6600  
Fax: 949.261.0992

PROJECT APPLICANT / LAND OWNER:

LVA DEVELOPERS, LLC  
15201 DRYDEN ROAD  
IRVINE, CA 92618  
TEL: 949.261.5555  
CONTACT: JASON COLLIER

# SERRANO COMMERCCE CENTER

RIVERSIDE COUNTY, CA

BUILDING 9 ELEVATIONS

|                    |                          |
|--------------------|--------------------------|
| DATE PLOTTED:      | 2/2/2024                 |
| DATE ELEVATION:    | 2/28/2024 10:45 AM       |
| DATE BY (USER ID): | ESL/ESL                  |
| PROJECT:           | SERRANO COMMERCCE CENTER |
| PROJECT:           | SERRANO COMMERCCE CENTER |
| PROJECT:           | SERRANO COMMERCCE CENTER |
| PROJECT:           | SERRANO COMMERCCE CENTER |

9-A3-1



**LEGEND**

|  |  |
|--|--|
|  | PROPERTY LINE                                |
|  | PROPOSED RIGHT-OF-WAY                        |
|  | PROPOSED EASEMENT                            |
|  | ROAD LINE                                    |
|  | EXISTING CONDITION ELEVATION                 |
|  | PROPOSED CONDITION ELEVATION                 |
|  | PROPOSED LANDSCAPE                           |
|  | PROPOSED CONCRETE UNLESS OTHERWISE INDICATED |

**ESTIMATED EARTHWORK**

|       |                  |
|-------|------------------|
| CUT:  | 10 CY            |
| FILL: | 180,000 CY (TUL) |
| NET:  | 180,090 CY (TUL) |

PA-10  
216,500 SF  
FFE=1054.0

**FLOOD ZONE**

THE FLOOD ZONE(S) SHOWN ON THIS PLAN IS/ARE BASED ON THE FLOOD ZONE(S) SHOWN ON THE LATEST EDITION OF THE FLOOD ZONE(S) MAP(S) OF THE COUNTY OF ORANGE, CALIFORNIA, AS APPLICABLE. THE FLOOD ZONE(S) SHOWN ON THIS PLAN IS/ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE FLOOD ZONE(S) SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE FLOOD ZONE(S) MAP(S) OF THE COUNTY OF ORANGE, CALIFORNIA, AND FOR VERIFYING THE FLOOD ZONE(S) SHOWN ON THIS PLAN WITH THE LATEST EDITION OF THE FLOOD ZONE(S) MAP(S) OF THE COUNTY OF ORANGE, CALIFORNIA.

**NOTES**

1. TOPO SURVEY CONTROLS - PROVIDED VIA NGA, ARMA, AND OTHER SOURCES.
2. EXISTING MASS GRADE SHOWN WITHIN PROJECT BOUNDARIES.

**SITE INFORMATION**

SITE ADDRESS: XXXX TEMESCAL CANYON RD.  
 COUNTY: XXXX  
 CITY: XXXX  
 ZIP: XXXX  
 PARCEL NUMBER: XXXX  
 ZONING CLASSIFICATION: XXXX  
 PROPOSED USE: XXXX  
 TOTAL LOT AREA: 254,000 SF  
 TOTAL PAVED AREA: 254,000 SF

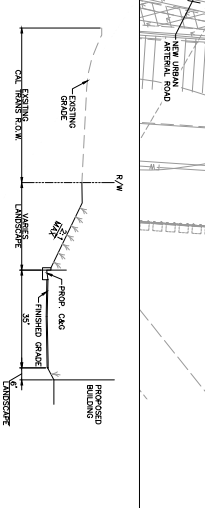
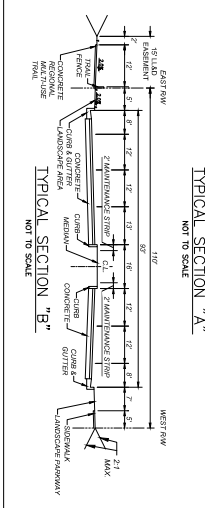
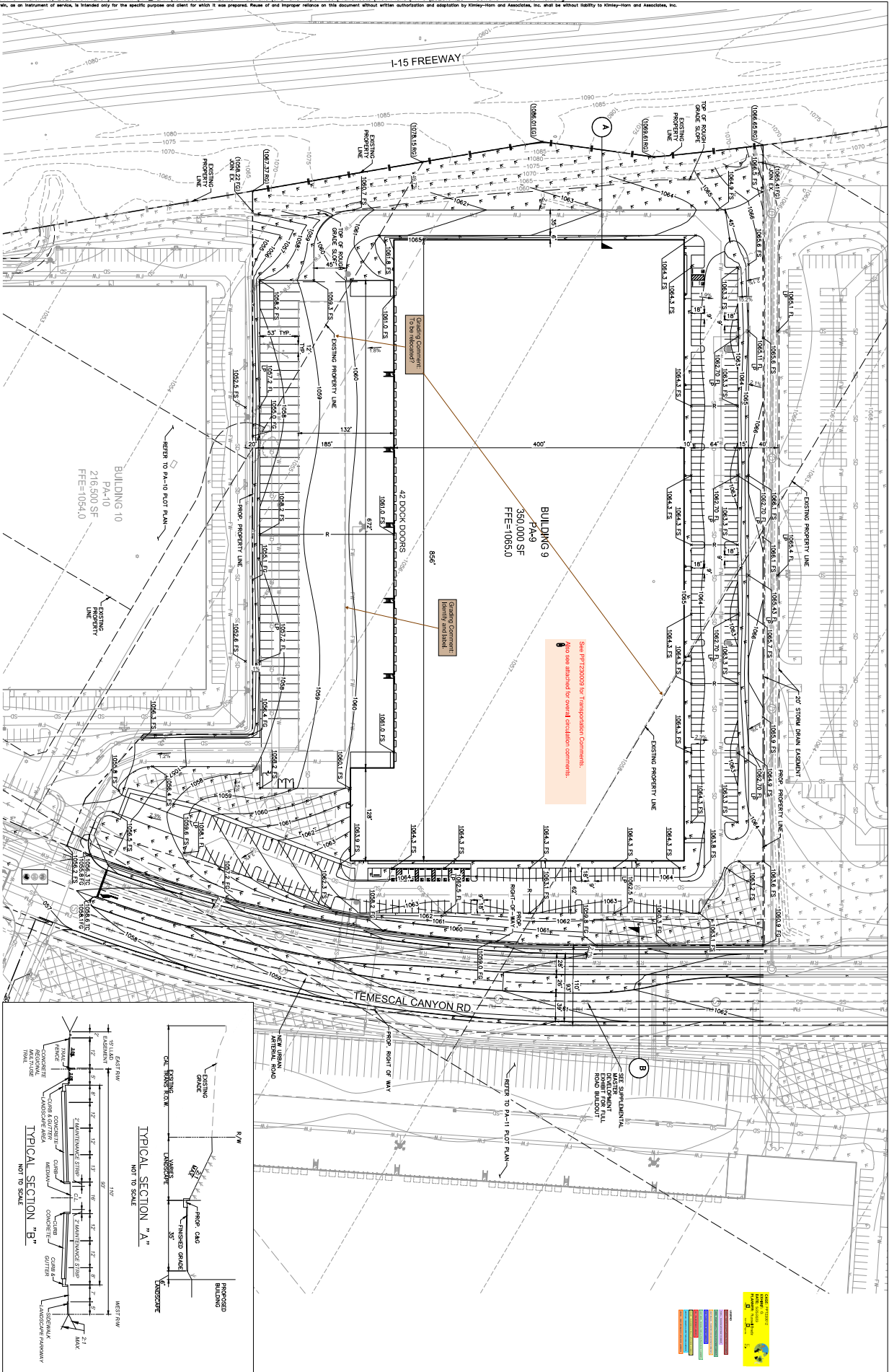
**PROJECT TEAM**

OWNER/ARCHITECT: SHEA PROPERTIES  
 150 W. MAIN STREET, SUITE 200  
 ORANGE, CA 92668  
 (949) 396-1000  
 JASON.KOVACH@SHEAPROPERTIES.COM

DESIGNER: KIMLEY-HORN & ASSOCIATES, INC.  
 1100 W. 7TH & COUNTY RD.  
 ORANGE, CA 92668  
 (714) 786-6183  
 MICHAEL.LIFFER@KIMLEY-HORN.COM

**PROJECT DESCRIPTION**

THE EXISTING SITE IS CURRENTLY UNDEVELOPED. THE PROJECT CONSISTS OF PROPOSED 50,000 SF INDUSTRIAL BUILDING AND APPROXIMATELY 174,000 SF OF LANDSCAPE. THE EXISTING SITE IS SHOWN IN LIGHT BROWN.



**SERRANO COMMERCE CENTER**  
 PREPARED FOR  
**SHEA PROPERTIES**

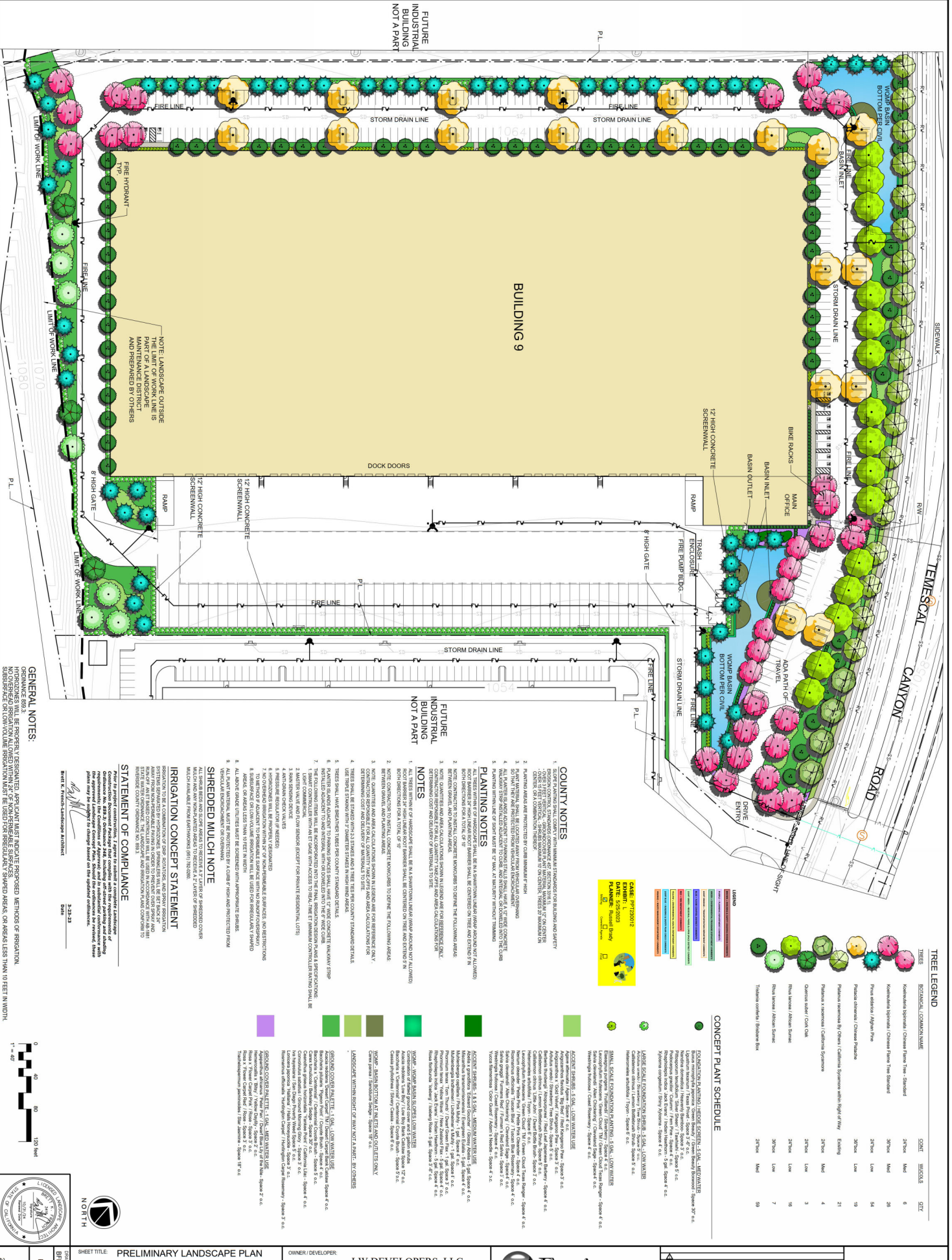
RIVERSIDE COUNTY CA

**PA-9 PLOT PLAN**  
**CONCEPTUAL GRADING PLAN**  
 SERRANO COMMERCE CENTER SPECIFIC  
 PLAN #353

KHA PROJECT 194053006  
 DATE 3/10/2023  
 SCALE AS SHOWN  
 DESIGNED BY  
 DRAWN BY  
 CHECKED BY

**Kimley-Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 765 THE CITY DRIVE, SUITE 200, ORANGE, CA 92668  
 PHONE: 714-438-1000 FAX: 714-936-9488  
 WWW.KIMLEY-HORN.COM

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |



TREE LEGEND

Table with 4 columns: TREE, BOTANICAL / COMMON NAME, SIZE, HEIGHT. Lists various tree species like Cordonia alliodora, Ficus religiosa, etc., with their respective sizes and heights.

CONCEPT PLANT SCHEDULE

Table with 3 columns: TREE, SIZE, HEIGHT. Lists tree species with their sizes and heights, such as Cordonia alliodora (24" x 6' - 30' x 28') and Ficus religiosa (27" x 4' - 30" x 20').

PLANTING NOTES

- List of 10 planting notes including instructions for site preparation, spacing, irrigation, and mulching.

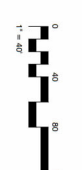
COUNTY NOTES

- List of 7 county notes regarding landscape design, irrigation, and site preparation.

STATEMENT OF COMPLIANCE

A statement of compliance signed by the landscape architect, confirming that the plan meets all applicable requirements.

GENERAL NOTES: Horticulture will be prepared, designed, approved, installed, maintained and replaced as needed by others...

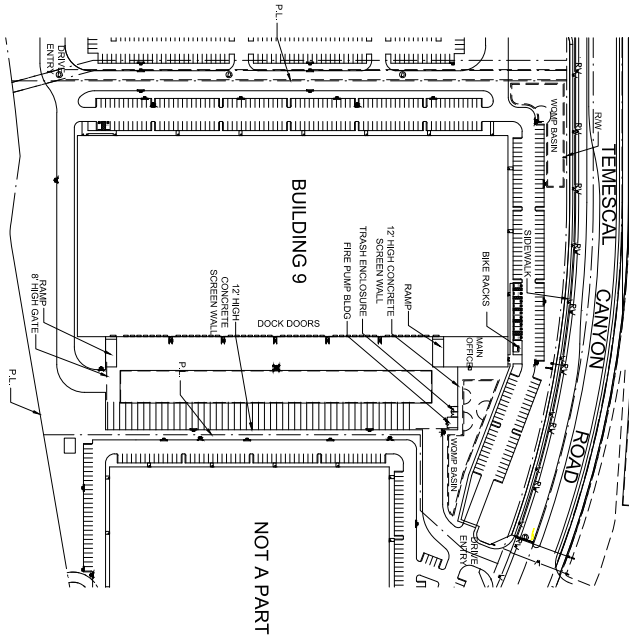


# SERRANO COMMERCE CENTER

## BUILDING 9

### LANDSCAPE PLANS

#### COUNTY OF RIVERSIDE



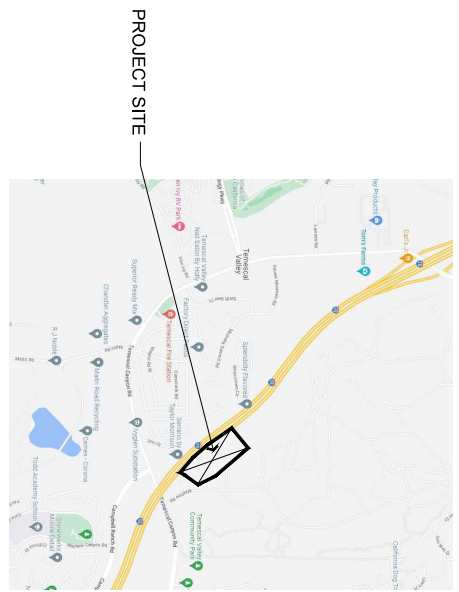
**PROPERTY OWNER:**  
 LW DEVELOPERS, LLC  
 1156 N. MOUNTAIN AVENUE  
 UPLAND, CA 91786  
 CONTACT: ADAM COLLIER

**LANDSCAPE ARCHITECT'S SIGNATURE:** \_\_\_\_\_  
 DATE: 5/2/23

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

**LANDSCAPE AREA TOTALS:**

| BUILDINGS   | SITE AREA NET (AC) | LANDSCAPE REQUIRED (SF / %) | LANDSCAPE PROVIDED (SF / %) |
|-------------|--------------------|-----------------------------|-----------------------------|
| BUILDINGS 9 | 18.32 AC           | 79,802 SF / 10%             | 188,000 SF / 21.1%          |



- GENERAL NOTES**
- IRRIGATION
    - FINAL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
    - REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
  - PLANTING
    - ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
    - REMOVE SWIKES FROM ALL ESPALERS 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 |



|   |  |
|---|--|
| <b>PROPOSED DEVELOPMENT:</b><br>SERRANO COMMERCE CENTER<br>BUILDING 9<br>RIVERSIDE COUNTY, CA | <b>OWNER / DEVELOPER:</b><br>LW DEVELOPERS, LLC<br>1156 N. MOUNTAIN AVENUE<br>UPLAND, CA 91786<br>TEL: 909 946-7533<br>CONTACT: ADAM COLLIER |
|---|--|

|  |            |
|--|------------|
| <b>SHEET TITLE:</b> COVER SHEET<br>SHEET NO. 1 OF 4 SHEETS<br>REVISIONS: | REVISIONS: |
|--|------------|



|           |  |
|-----------|--|
| REVISIONS |  |
|           |  |
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