



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

PLOT PLAN NO. 230013 – 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 586,800 square foot warehouse/distribution/manufacturing development on 40.36-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: 326-928-201**

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.



1801 TAYLOR PARKWAY - 5th FLOOR
 SAN FRANCISCO, CA 94102
 TEL: 415-376-3300
 FAX: 415-376-3301
 WWW: www.sfdph.org/dph/PPA

Client:
 OYNGER

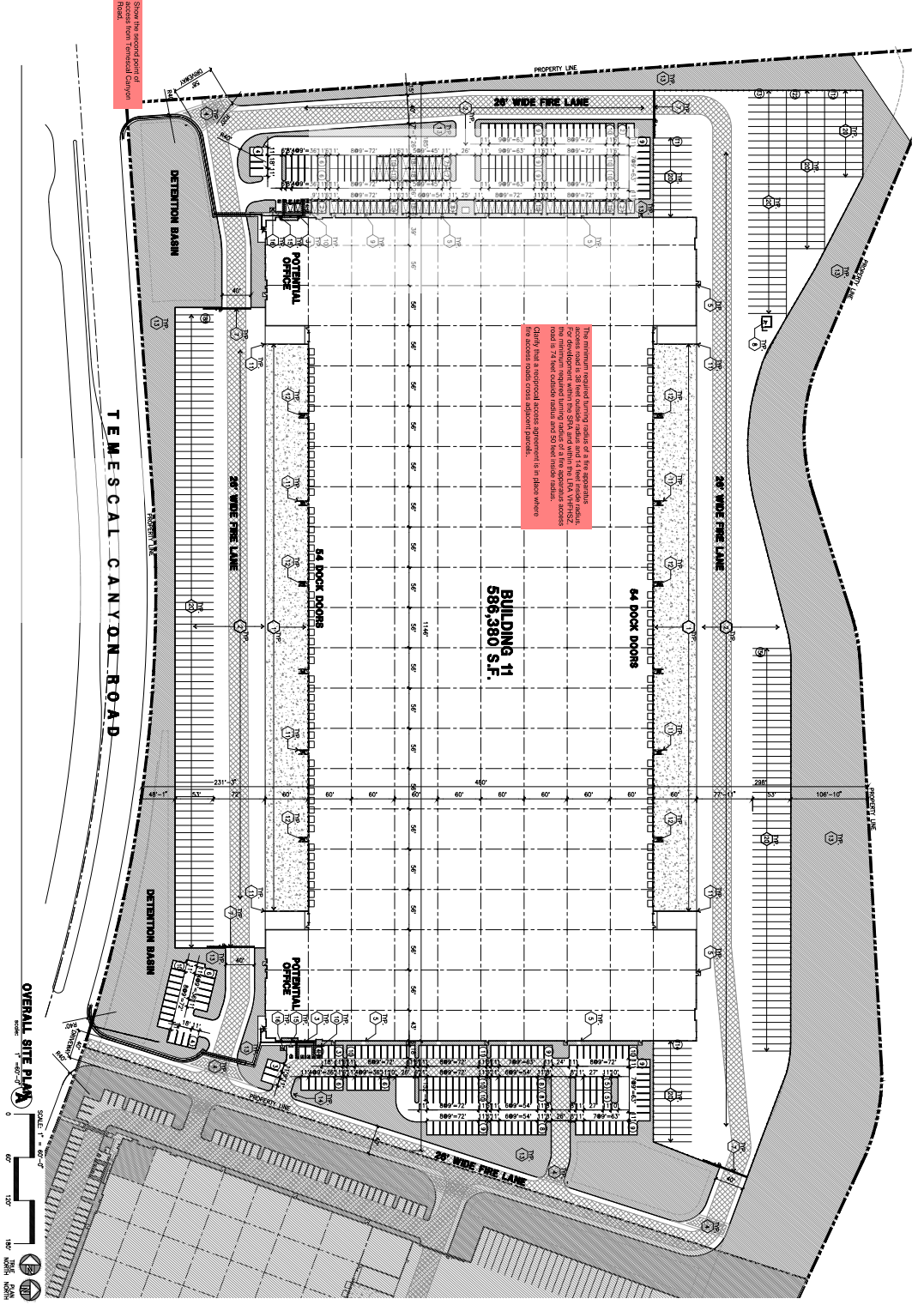
Project:
 SERBRANO
 COMMERCIAL
 CENTER

1015 S 30th Street
 San Francisco, CA 94116
 415-376-3300

Consultants:
 HNTB
 HNTB

Project Number: 22819
 Date: 03/23/23
 Title: OVERALL SITE PLAN

11-DAB-A1.1



The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The minimum required turning radius of a fire apparatus access road is 7 feet outside radius and 50 feet inside radius. Clarify that a proposed access agreement is in place where the access crosses subject parcels.

- LEGEND**
- BROWN - BUILDING & SAFETY BUILDING DIVISION COMMENTS
 - PINK - PLANNING DEPARTMENT COMMENTS
 - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE - FIRE DEPARTMENT COMMENTS
 - RED - FIRE DEPARTMENT COMMENTS
 - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - CYAN - BUILDING & SAFETY PLANNING COMMENTS
 - PURPLE - WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT230013
 EXHIBIT: Exhibit A
 DATE: 5/18/2023
 PLANNER: R. Brady

- SITE PLAN KEYNOTES**
1. HEAVY BRICK FINISH PORTLAND CONC. CHAMBER PARAPET.
 2. CONCRETE MASONRY PER CIVL.
 3. CONCRETE MASONRY.
 4. BRICKWORK APPEARING TO BE CONSTRUCTED PER "C" DRAWINGS.
 5. PER "C" DRAWINGS, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER "C" DRAWINGS. PER "C" DRAWINGS, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER "C" DRAWINGS. PER "C" DRAWINGS, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER "C" DRAWINGS.
 6. NOT USED.
 7. PER "C" DRAWINGS, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER "C" DRAWINGS. PER "C" DRAWINGS, ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER "C" DRAWINGS.
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- SITE PLAN GENERAL NOTES**
1. THE SOILS REPORT PREPARED BY:
 2. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL.
 4. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL.
 5. THE SOILS REPORT SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.
 6. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 7. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 8. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
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 19. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 20. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.

- SITE LEGEND**
- 1. DETENTION BASIN
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 - 20. DETENTION BASIN

LEGEND

- PARKING - RESIDENT & VISITOR PARKING SPACES COMMENTS
- PORCHES - PAVED OR ASPHALT COMMENTS
- GREEN - ENVIRONMENTAL, RESILIENT SUSTAINABILITY COMMENTS
- LIGHT SHADES - TRANSPORTATION SUSTAINABILITY COMMENTS
- BIKE - BIPODE CONTROL STRIKE COMMENTS
- LIGHT SHADES - RESIDENTIAL, ADMIN & SPECIAL USE COMMENTS
- HAD - HAD DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL, HEALTH SUSTAINABILITY COMMENTS
- LIGHT SHADES - RESIDENTIAL & VISITOR PARKING COMMENTS
- CHANGE - VISIT MANAGEMENT DEPARTMENT COMMENTS



North Elevation



East Elevation



South Elevation



Temescal Canyon Road Elevation - West Elevation



County of Riverside, CA

Temescal Canyon Road

Conceptual Elevation - 36ft clear - Building 9

22619.00 | 03.08.2023

Lytile
Development
Co.