



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
Water District – Temecula Valley
Southern California Edison Co. (SCE)
Southern California Gas Co.
Sphere of Influence - Corona
School District (S) Corona- Norco Unified

PLOT PLAN NO. 230014 – 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 231,280 square foot warehouse/distribution/manufacturing development on 18.14-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: 175-932-051**

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.



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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 / 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.

CASE: PT230014
 EXHIBIT: Exhibit B
 DATE: 5/18/2023
 PLANNER: R.Brady

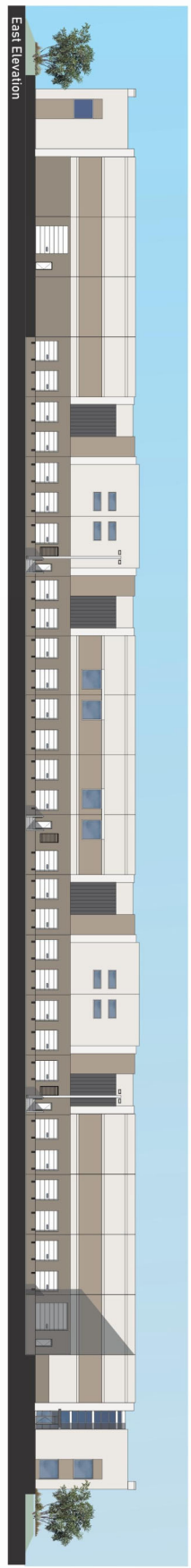
Meeting
 Comment/Request
 Field

LEGEND

- █ REDLINE - REDLINE & SAFETY CALIBRE REVIEW COMMENTS
- █ PURPLE - PLANNING DEPARTMENT COMMENTS
- █ GREEN - ENVIRONMENTAL, ANIMALS DEPARTMENT COMMENTS
- █ LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
- █ BLUE - LANDS DIVISION DEPARTMENT COMMENTS
- █ LIGHT GREEN - REGIONAL, PARKS & OPEN SPACE DISTRICT COMMENTS
- █ RED - FIRE DEPARTMENT COMMENTS
- █ YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- █ LIGHT BLUE - AIRBORNE & SAFETY PLANNING COMMENTS
- █ GRAY - HEALTH DEPARTMENT 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.

