



# 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  
Biology  
Cultural  
WQMP Transportation  
Park and Open Space Planning Trails  
Traffic Study Transportation  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
Corona Sphere of Influence

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

Riv. Co. Sheriff's Department  
Riv. Co. Waste Resources Management Dept.  
Board of Supervisors - Supervisor: Spiegel  
Planning Commissioner: Gruytch  
Enter Entity Water District

**PLOT PLAN NO. 230015** – 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 – 12.7 Acres – **REQUEST:** The **Plot Plan** is a proposal for the construction and operation of a total of 221,500 square foot warehouse/distribution/manufacturing development on 12.7-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: 883-745-407**

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 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: \_\_\_\_\_

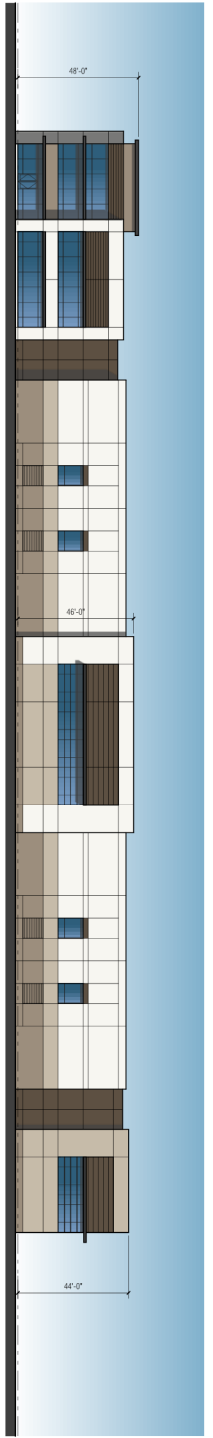
PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

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

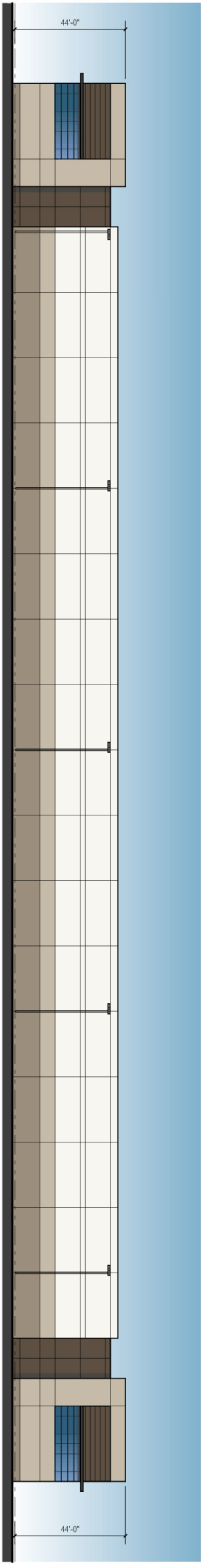
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**LEGEND**

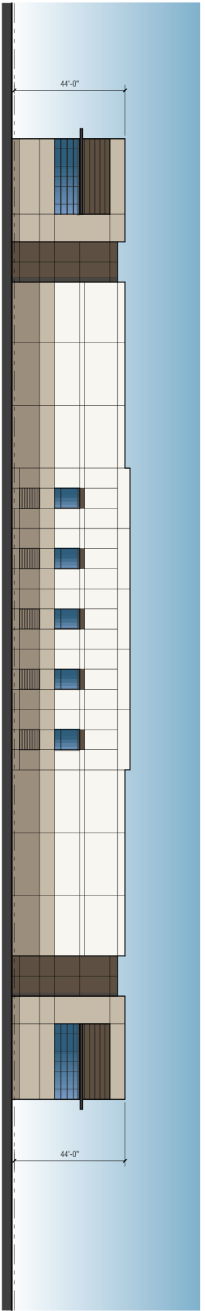
1	EXISTING BUILDING FOOTPRINT
2	EXISTING BUILDING EXTERIOR WALLS
3	EXISTING BUILDING EXTERIOR ROOF
4	EXISTING BUILDING EXTERIOR FLOOR
5	EXISTING BUILDING EXTERIOR CEILING
6	EXISTING BUILDING EXTERIOR INTERIOR WALLS
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100	EXISTING BUILDING EXTERIOR INTERIOR CEILING



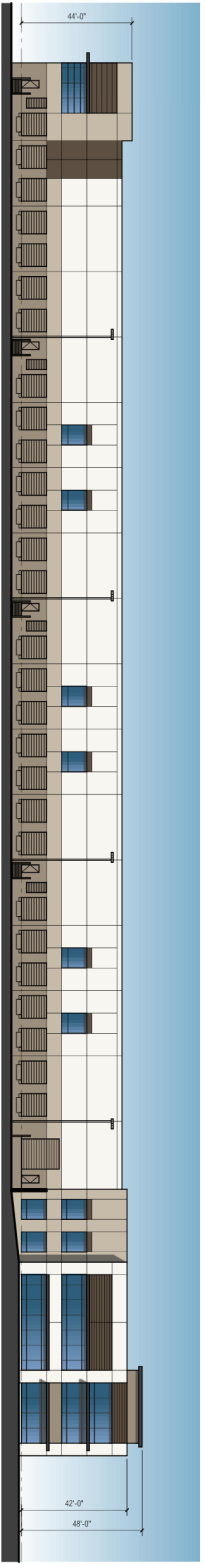
**EAST ELEVATION**  
 SCALE: 1" = 20'-0"



**NORTH ELEVATION**  
 SCALE: 1" = 20'-0"



**WEST ELEVATION**  
 SCALE: 1" = 20'-0"



**SOUTH ELEVATION**  
 SCALE: 1" = 20'-0"

PREPARED BY:  
**REGA**  
 Office of Architectural Design  
 15231 Adams Parkway, Suite 100  
 Irvine, CA 92618  
 P: 949.441.0992

PROJECT APPLICANT / LAND OWNER:  
 LVA DEVELOPERS, LLC  
 15231 Adams Parkway, Suite 100  
 Irvine, CA 92618  
 TEL: 949.441.0992  
 CONTACT: JASON COLLIER

**SERRANO COMMERCE CENTER**  
 RIVERSIDE COUNTY, CA  
 BUILDING 10 ELEVATIONS

DATE PLOTTED:	2/28/2023
DATE EXPIRES:	2/28/2023
ISSUED BY:	JASON COLLIER
PROJECT:	SERRANO COMMERCE CENTER
PROJECT NO.:	10-A3-1
SHEET TITLE:	BUILDING 10 ELEVATIONS





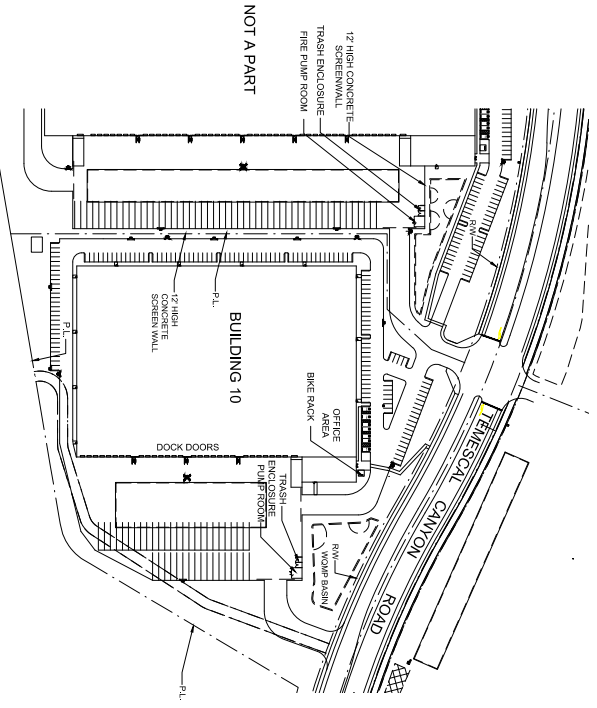


# SERRANO COMMERCE CENTER

## BUILDING 10

### LANDSCAPE PLANS

COUNTY OF RIVERSIDE



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

**LANDSCAPE ARCHITECT'S SIGNATURE:** \_\_\_\_\_  
**DATE:** 5/24/23

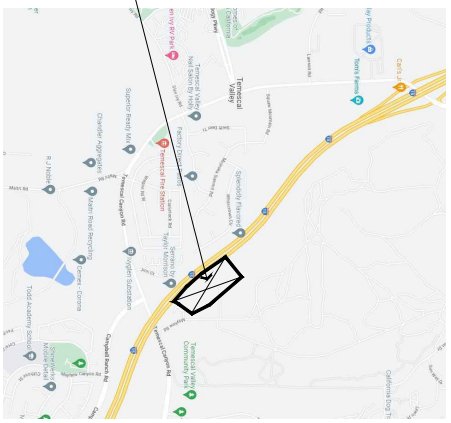
**MAINTENANCE NOTE:**  
CONTINUED LANDSCAPE MAINTENANCE FOR ONSITE TO BE PROVIDED BY LW DEVELOPERS, LLC

**LANDSCAPE AREA TOTALS:**

BUILDING ID	NET AC	REQUIRED SF (%)	PROVIDED SF (%)
BUILDING 10	12.70 AC	66,381 SF / 10%	137,410 SF / 24.8%

### VICINITY MAP

NOT TO SCALE



- ### GENERAL NOTES
- 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 STIKES FROM ALL ESPALERS AND WINES 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



SHEET NO.	L-1
DATE	5/24/23

SHEET TITLE: **COVER SHEET**

PROPOSED DEVELOPMENT:  
**SERRANO COMMERCE CENTER  
BUILDING 10  
RIVERSIDE COUNTY, CA**

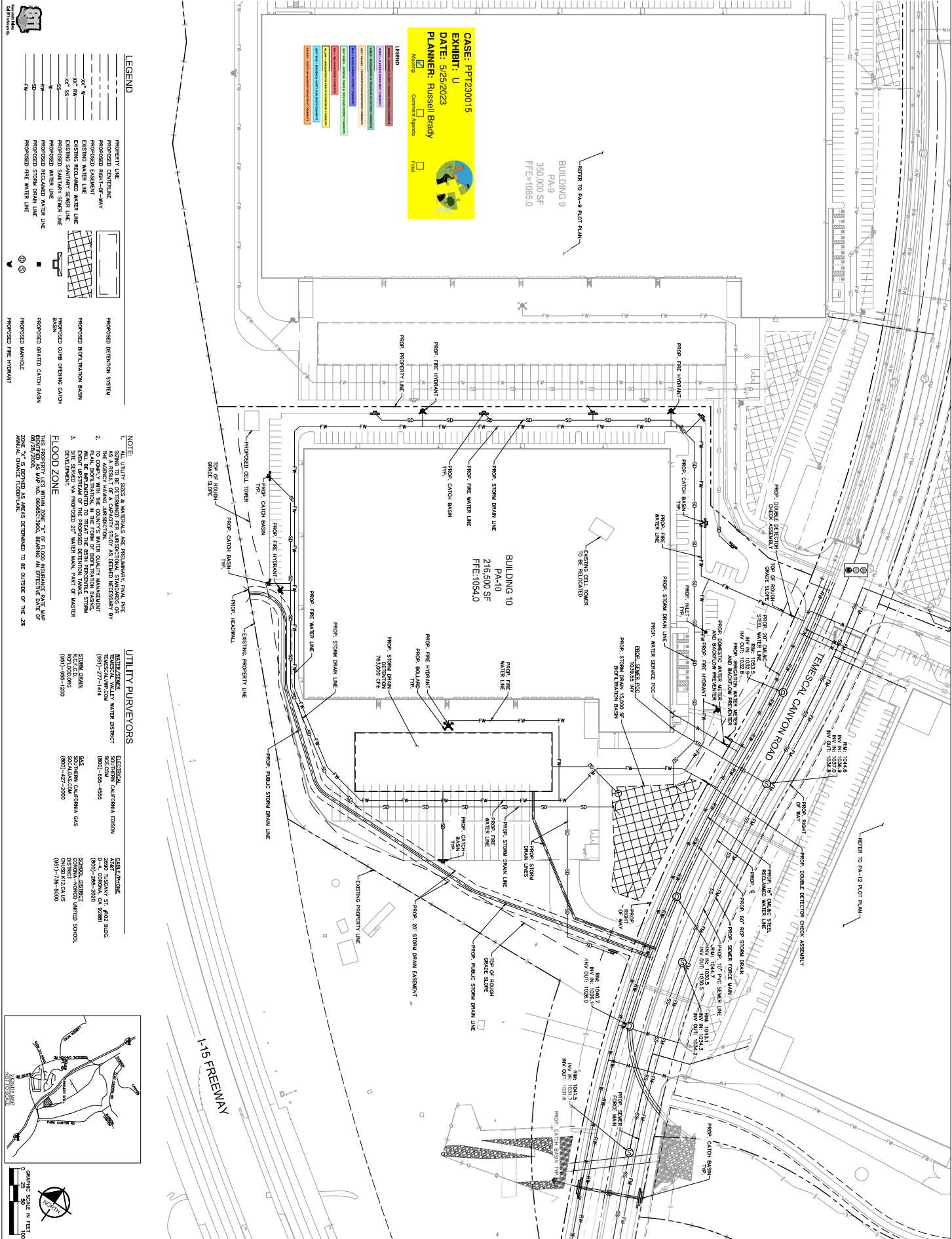
OWNER / DEVELOPER:  
**LW DEVELOPERS, LLC**  
1156 N. MOUNTAIN AVENUE  
UPLAND, CA 91786  
TEL: 909-946-7593  
CONTACT: ADAM COLLIER



NO.	REVISIONS







**CASE: PPT230015**  
**EXHIBIT: U**  
**DATE: 5/29/2023**  
**PLANNER: Russell Brady**

REFER TO PA-9 PLOT PLAN  
 BUILDING 9  
 PA-9  
 350,000 SF  
 FEE-1005.0

BUILDING 10  
 PA-10  
 216,500 SF  
 FEE-1054.0