



# 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 19, 2023

**TO:**

Planner: Kathleen Mitchell  
Geology  
Paleontology  
Biology  
Cultural  
Park and Open Space Planning Trails  
WQMP Transportation  
Traffic Study Transportation

Grading Transportation  
LSCP Landscape Transportation  
Surveyor  
Building & Safety – Plan Check  
Environmental Health Dept.  
Fire Marshal (Riverside)  
Flood Control  
Riv. Co. Waste Resources Management Dept.

Board of Supervisors – Supervisor Spiegel  
Planning Commission: Commissioner Gruytch  
Western Municipal Water District (WMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
Sphere of Influence: City of Corona

**TENTATIVE PARCEL MAP NO. 38715 & PLOT PLAN NO. 230017** – Applicant: Marks Architects, c/o Gabriela Marks & Carlos Jimenez – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan – Commercial Retail (CR) – Location: north of Ridgeview Terrace, east of Frontage Road, and south of the 91 Fwy – 3.6 acres – General Commercial (C-1/C-P) – **REQUEST:** Tentative Parcel Map No. 38715 is a Schedule “E” subdivision proposing to subdivide 3.6 gross acre lot into six (6) parcels that are 0.66 gross acres, 0.57 gross acres, 0.71 gross acres, 0.73 gross acres, 0.54 gross acres, and 0.40 gross acres, respectively. The subdivision will allow for the sale of each lot and the corresponding proposed structure on-site to different commercial entities/developers. Plot Plan No. 230017 is a proposal to construct a six-building commercial complex on 3.6 gross acres. Five (5) of those buildings will be shell structures that can be occupied by various commercial/retail ventures and will vary in size between 6,300 and 9,600 square feet. One (1) building, at 3,000 square feet, will be utilized as a drive-thru restaurant. There are 115 parking spaces proposed, which will be shared between the buildings through a reciprocal parking access agreement. – APNs: 102-092-034, -036, -037, 102-101-042, -043, & -044 – Project Planner: Kathleen Mitchell at 951-955-6836 or email at [kmitchell@rivco.org](mailto:kmitchell@rivco.org) - **BBID 657-947-474**

**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 on or before the above date. This case is scheduled for a **DAC meeting on June 1, 2023**. Once the route is

DATE: 5/11/2023

PLEASE PRINT NAME AND TITLE: Kathleen Mitchell, Urban Regional Planner III

TELEPHONE: (951) 955-6836

*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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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 Kathleen Mitchell, Project Planner at (951) 955-6836, or e-mail at [kmitchell@rivco.org](mailto:kmitchell@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

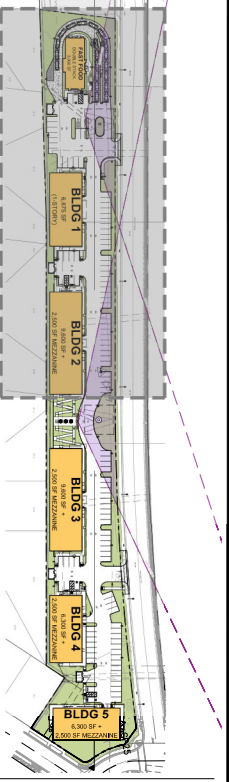
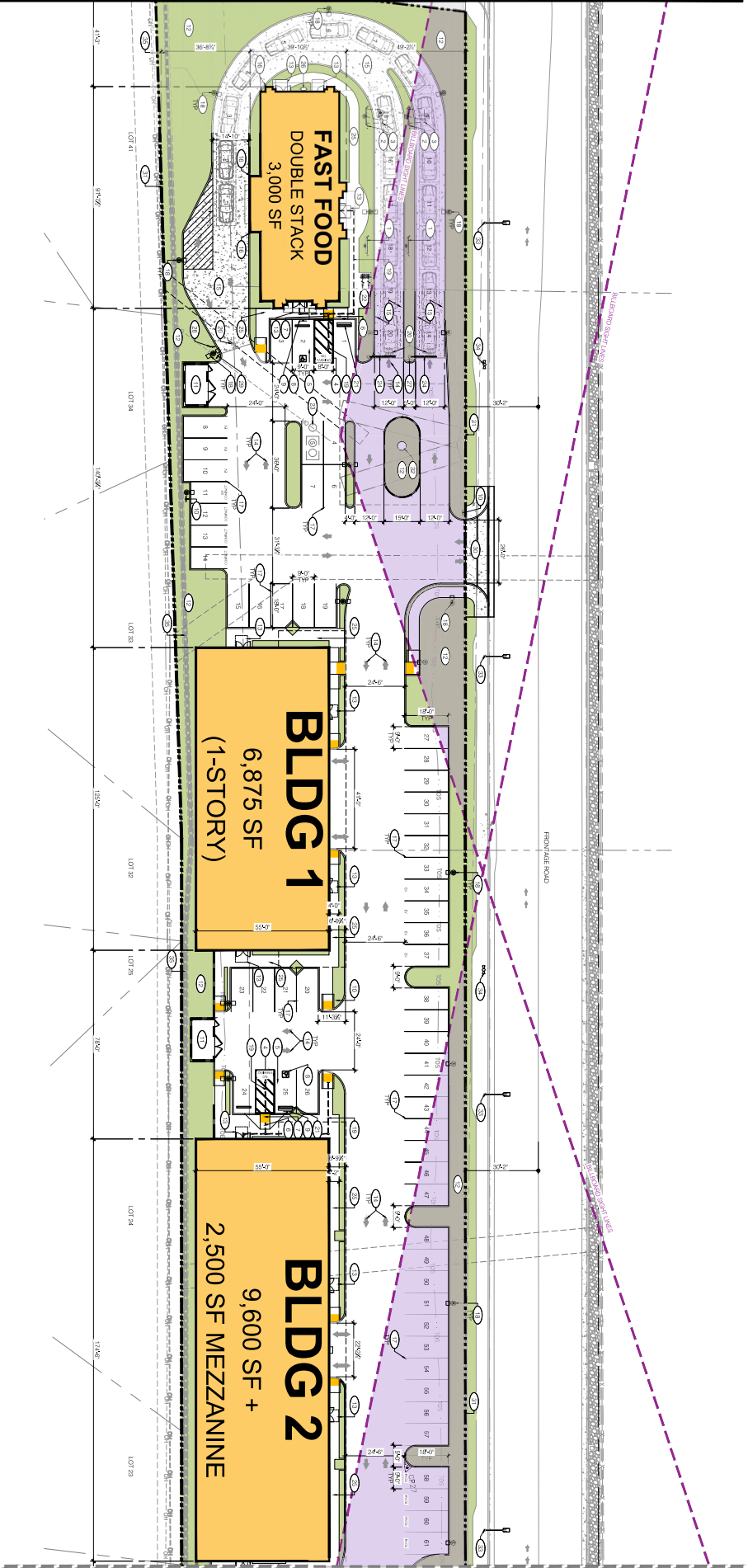
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KEY PLAN 1"=100' B

- SITE PLAN WEST 1"=240' 1**
- 1. HIGH PILE UP ZONE, UNDER SPAN OF BRIDGE OR SIGN STRUCTURE
  - 2. NEW LANDSCAPE AND SPREADER (S) UNDER SPAN OF BRIDGE OR SIGN STRUCTURE
  - 3. ORIENT COAT OF UNDER SPAN OF BRIDGE OR SIGN STRUCTURE
  - 4. PAINT NO PARKING AND LETTING ON ACCESSIBLE LOADING ZONE
  - 5. ACCESSIBLE E-VAN PARKING STALL, SEE DETAIL 30A(1.1)
  - 6. ACCESSIBLE E-VAN PARKING STALL, SEE DETAIL 30A(1.1)
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- KEY NOTES A**
- 1. PROPERTY LINE
  - 2. E-1 BLDG FOOTPRINT
  - 3. E-2 BLDG FOOTPRINT
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  - 99. E-98 BLDG FOOTPRINT
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  - 101. E-100 BLDG FOOTPRINT

34.5 hours on  
site design on 07/13  
619-702-9148

OWNER'S CONTRACT NO. 2023  
DOCUMENTS PREPARED BY MARKS ARCHITECTS  
PROJECT NO. 2023-001  
AND SITE PLAN FOR SET FOR THIS  
PROJECT. SEE SHEET A0.20.

PLANNING SUBMITTAL: 02/28/2023  
DATE: 02/28/2023

**marks architects**

architects  
interior design  
landscape  
planning  
civil  
mechanical  
electrical  
fire protection  
structural  
transportation  
water resources  
wind

**MDONS SHOW**  
Custom

**SITE PLAN WEST**

**A0.2a**

