



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S):

PLANNER NAME and CONTACTS (phone / email):

DISTRICT No.: SUBMITTAL No.: BLUEBEAM ID (if already assigned):

BLUEBEAM FILES LOCATION (add hyperlink or server path):

REQUESTED DAC DATE (e.g. July 13, 2023):

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PALM DESERT OFFICE
 PO Box 1409, Riverside, 92502-1409 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

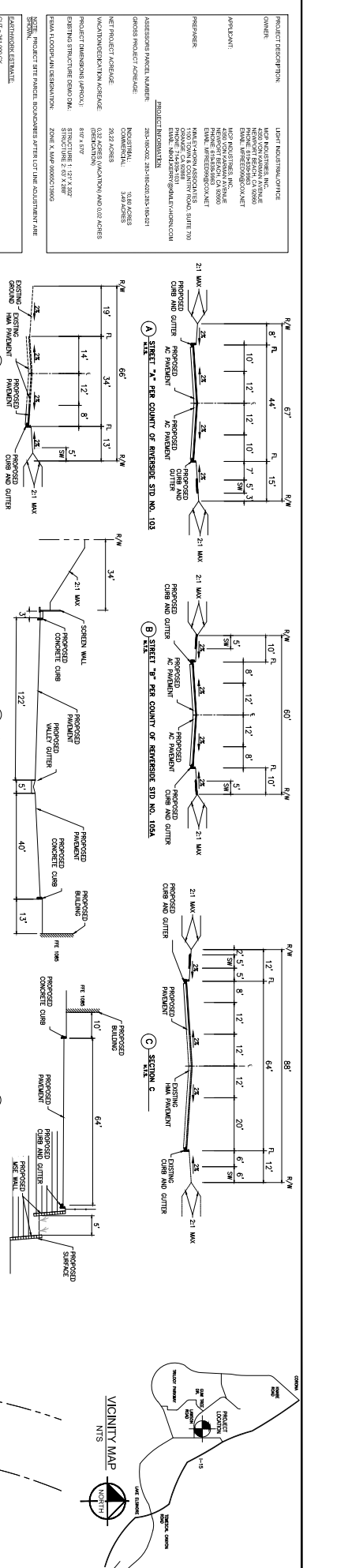
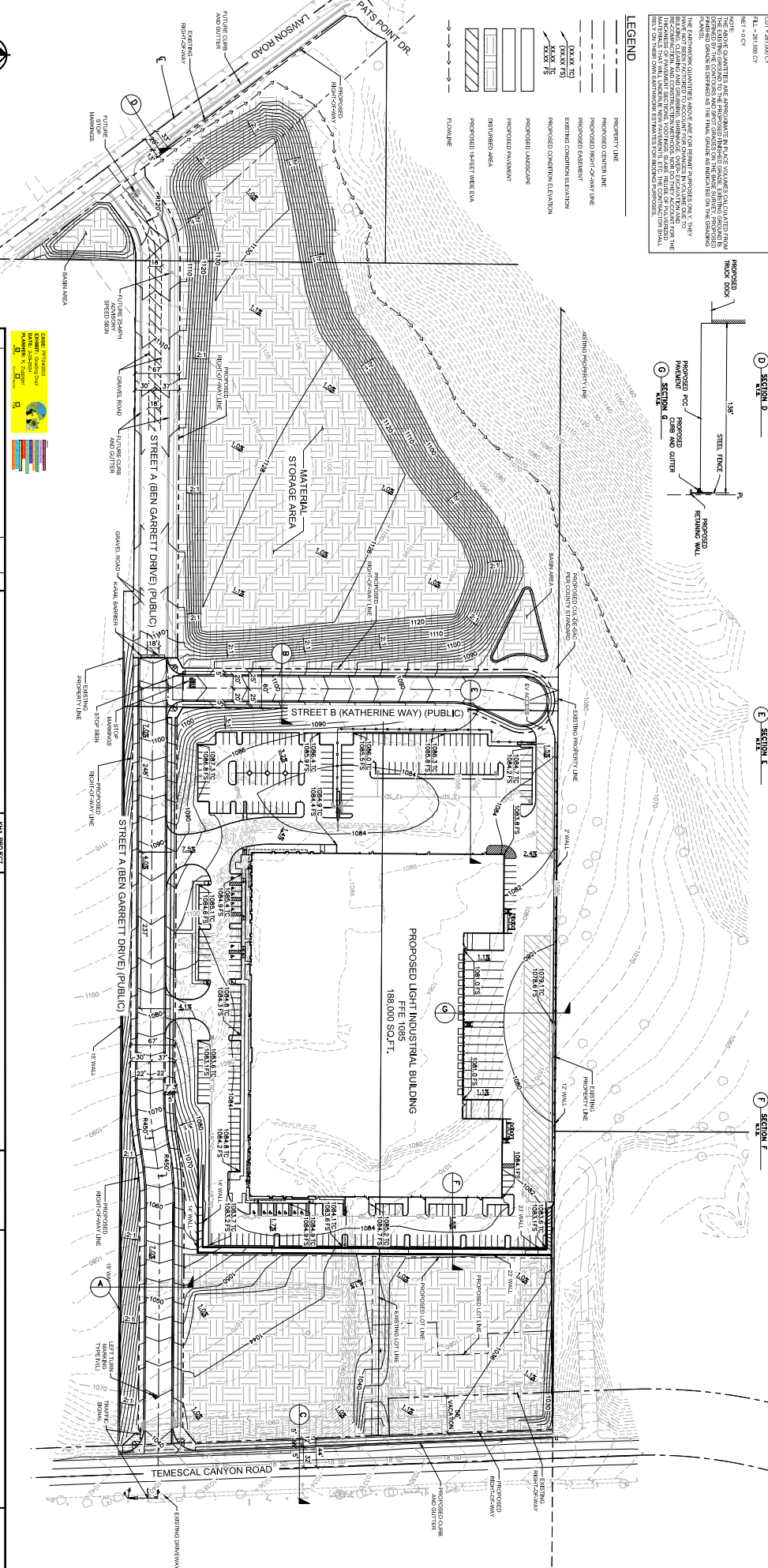
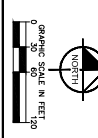
- | | | | |
|---|--|---|--|
| <input type="checkbox"/> 01 - Planning | <input type="checkbox"/> 04 - Biology | <input type="checkbox"/> 07 - WQMP | <input type="checkbox"/> 08 - Development Review |
| <input type="checkbox"/> 02 - Geology | <input type="checkbox"/> 05 - Cultural | Transportation: <input type="checkbox"/> 09 - Traffic Study | <input type="checkbox"/> 10 - Landscaping |
| <input type="checkbox"/> 03 - Paleontology | <input type="checkbox"/> 06 - Parks, Open Space and Trails | <input type="checkbox"/> 11 - Grading | |
| <input type="checkbox"/> 12 - Building/Safety: Plan Check | | | |
| Environmental Health: <input type="checkbox"/> 13 - Riverside | <input type="checkbox"/> 14 - Palm Desert | <input type="checkbox"/> 18 - Flood Control | |
| Fire: <input type="checkbox"/> 15 - Riverside | <input type="checkbox"/> 16 - Palm Desert | <input type="checkbox"/> 17 - Idyllwild | <input type="checkbox"/> 19 - Waste Resources Management |

34 - Board of Supervisors: Supervisor 35 - Planning Commission: Commissioner

Other (Fill in name(s) of agencies and/or entities):

PROJECT STRIP (Fill in below):

PLOT PLAN NO. 240003 (PPT240003) – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23801 Highway 71 and 23835 Temescal Canyon Road, northeast of Lawson Road, west of Temescal Canyon Road, southeast of Pats Point Drive – 16.08 Acres - Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT240003 proposes to build three drive through restaurants on separate ground lease parcels. The proposal includes a 5,400 sq ft building on a 1.8 acre parcel, a 3,000 sq ft building on a 0.76 acre parcel, and a 2,000 sq ft building on a 0.92 acre parcel. The existing clay manufacturing use on the site will be discontinued and all structures (six total) will be demolished. Related cases TTM38895, GEO240001 – APN: 283-180-002, 283-180-020, 283-180-021. – Project Planner: Kim Zuppiger at 951-955-6646 or email at kzuppiger@rivco.org



PROJECT DESCRIPTION

OWNER: LIGHT INDUSTRIAL OFFICE

APPLICANT: M2P INDUSTRIES, INC. (M2P INDUSTRIES, INC. 14500 RIVERSIDE DRIVE, SUITE 100, RIVERSIDE, CA 92504)

PREPARED BY: M2P INDUSTRIES, INC. (M2P INDUSTRIES, INC. 14500 RIVERSIDE DRIVE, SUITE 100, RIVERSIDE, CA 92504)

DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668)

DATE: 12/07/2023

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CENTERLINE
- PROPOSED HIGHWAY RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- EXISTING ELEVATION
- PROPOSED COMMON ELEVATION
- PROPOSED LANDSCAPE
- PROPOSED PAVEMENT
- EXISTING AREA
- PROPOSED SHEET WELLS SW
- FLOWLINE

REVISIONS

NO.	DESCRIPTION	DATE	BY

Kimley-Horn

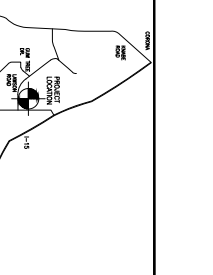
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1100 TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668
PHONE: 714.766.1000
WWW.KIMLEY-HORN.COM

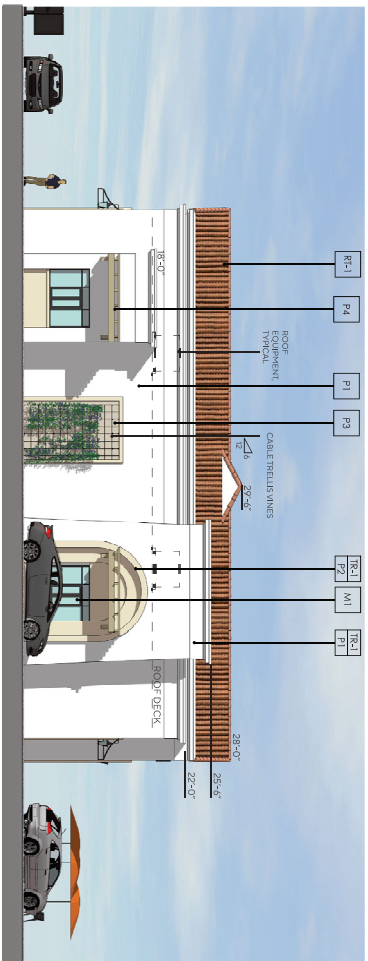
TEMESCAL COMMERCIAL

CALIFORNIA

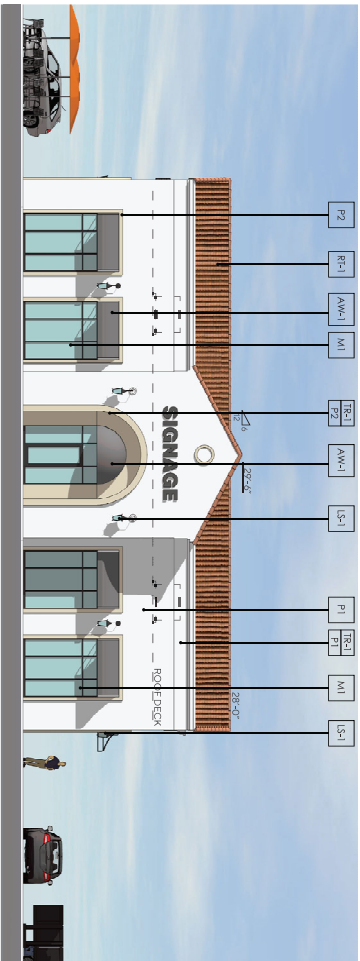
CONCEPTUAL GRADING DRAINAGE PLAN

SHEET NUMBER: C-1

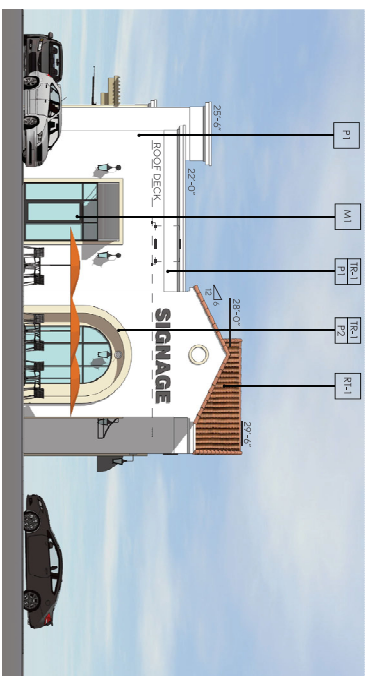




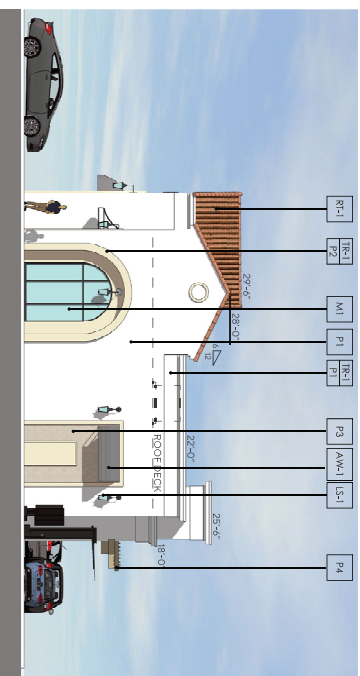
WEST ELEVATION



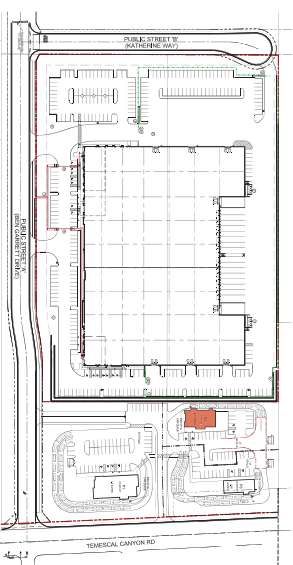
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



KEY PLAN

NOT TO SCALE

TEMESCAL COMMERCIAL
RIVERSIDE COUNTY



CONCEPTUAL COLOR ELEVATIONS - PAD 2:
RETAIL / DRIVE-THROUGH RESTAURANT SUPPLEMENT

