



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PP26290R01, CUP03712R01, TPM37676R01, GPA240086, CZ2400035

PLANNER NAME and CONTACTS (phone / email): rbrady@rivco.org

DISTRICT No.: 2 SUBMITTAL No.: 2 BLUEBEAM ID (if already assigned): 501-414-146

BLUEBEAM FILES LOCATION (add hyperlink or server path): \\rivcoca.org\tlma\PLAN\FILES\Planning Case Files-Riverside office\PP+

REQUESTED DAC DATE (e.g. July 13, 2023): September 5, 2024

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

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

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

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

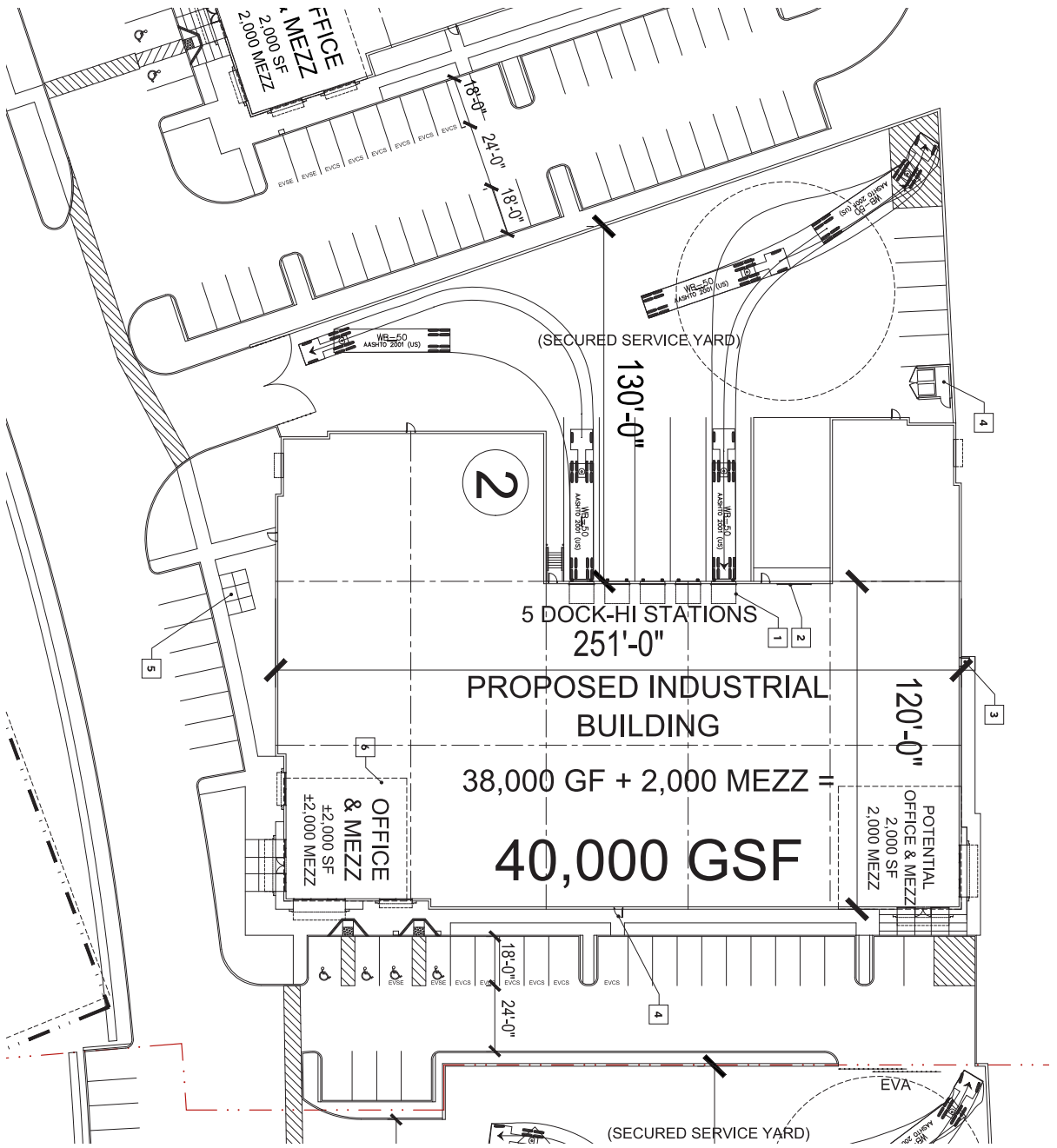
34 - Board of Supervisors: Supervisor Spiegel 35 - Planning Commission: Commissioner Gruytch

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

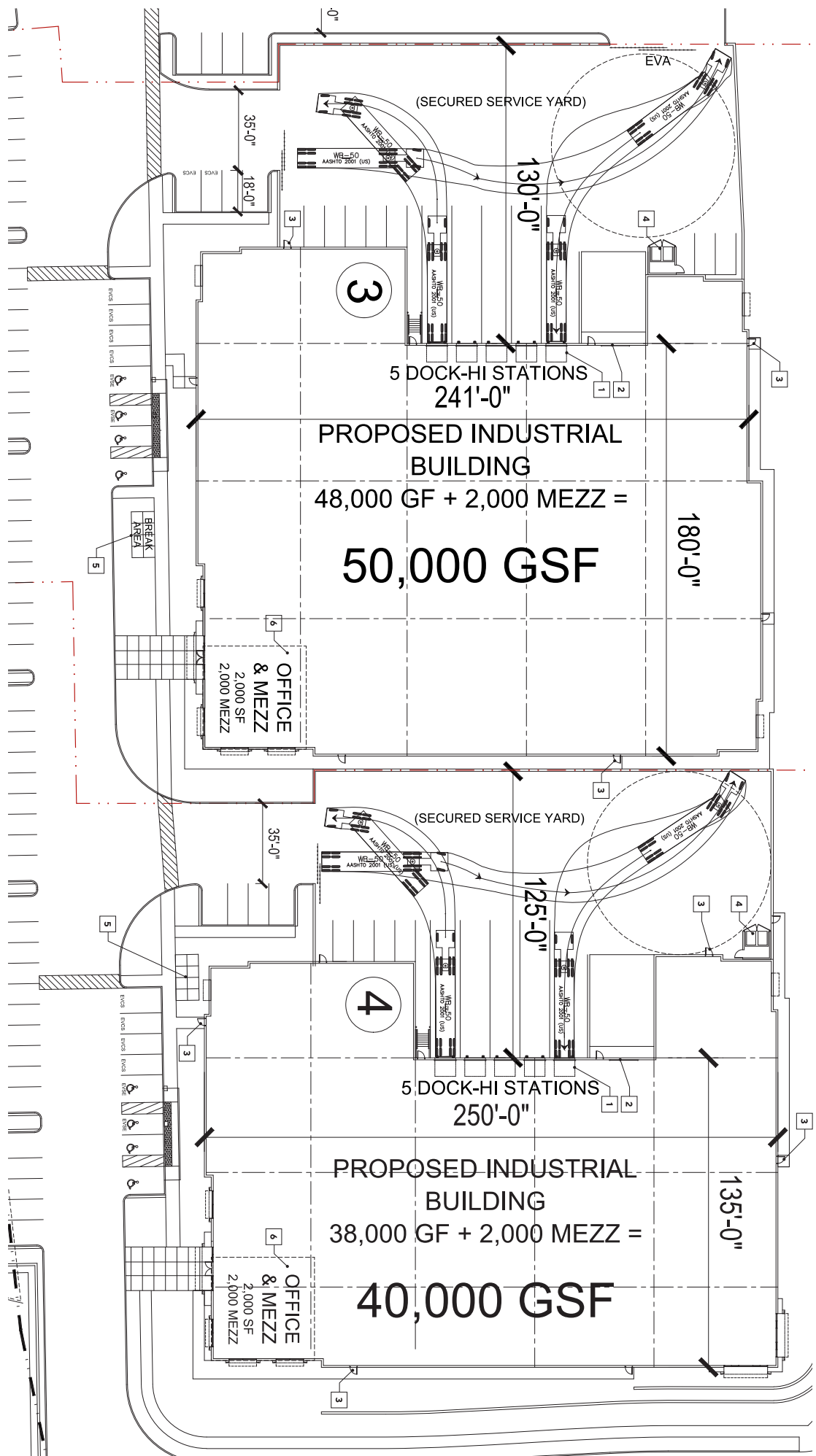
PROJECT STRIP (Fill in below):

SUBMITTAL 2 – PLOT PLAN NO. 26290 REVISION NO. 1, CONDITIONAL USE PERMIT NO. 3712 REVISION NO. 1, TENTATIVE PARCEL MAP NO. 37676 REVISION NO. 1, GENERAL PLAN AMENDMENT NO. 240086, CHANGE OF ZONE NO. 2400035 – Applicant: Toscana Commerce Partners, L.P.-Mick Meldrum – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – General Plan: Community Development: Commercial Retail (CD:CR) – Location: Northwesterly of Indian Truck Trail, southwesterly of Temescal Canyon Road, northeasterly of Interstate 15 – 33.46 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Plot Plan Revision is a proposal to modify and expand the approved Plot Plan with currently two options proposed on the total 33.46 gross acres. Option 1 is for a total of 323,500 square feet of building area across 11 buildings (4 warehouse buildings, 3 light industrial, 1 gas station/carwash, 3 retail with restaurant). Option 2 is for a total of 284,780 square feet of building area across 11 buildings (4 warehouse buildings, 2 light industrial, 1 gas station/carwash, 2 retail with restaurant). The Conditional Use

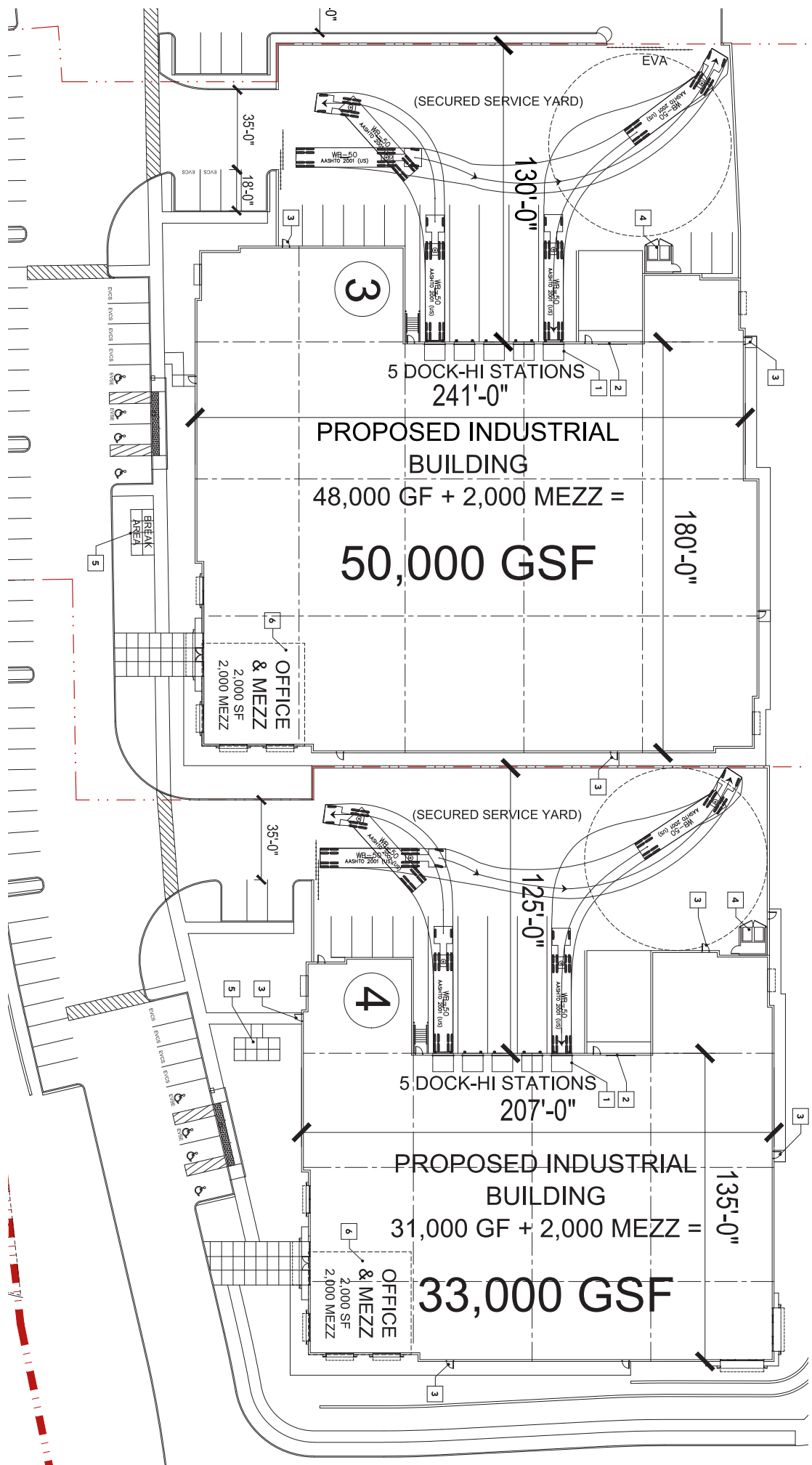
REVIEWER COMMENTS (Fill in below):



- NOTES**
- 1 DOCK-HI LOADING DOCK(S)
 - 2 GRADE LEVEL LOADING DOCK(S)
 - 3 FIRE ACCESS DOOR TYP
 - 4 TRASH ENCLOSURE
 - 5 BREAK AREA
 - 6 BICYCLE PARKING INSIDE OFFICE

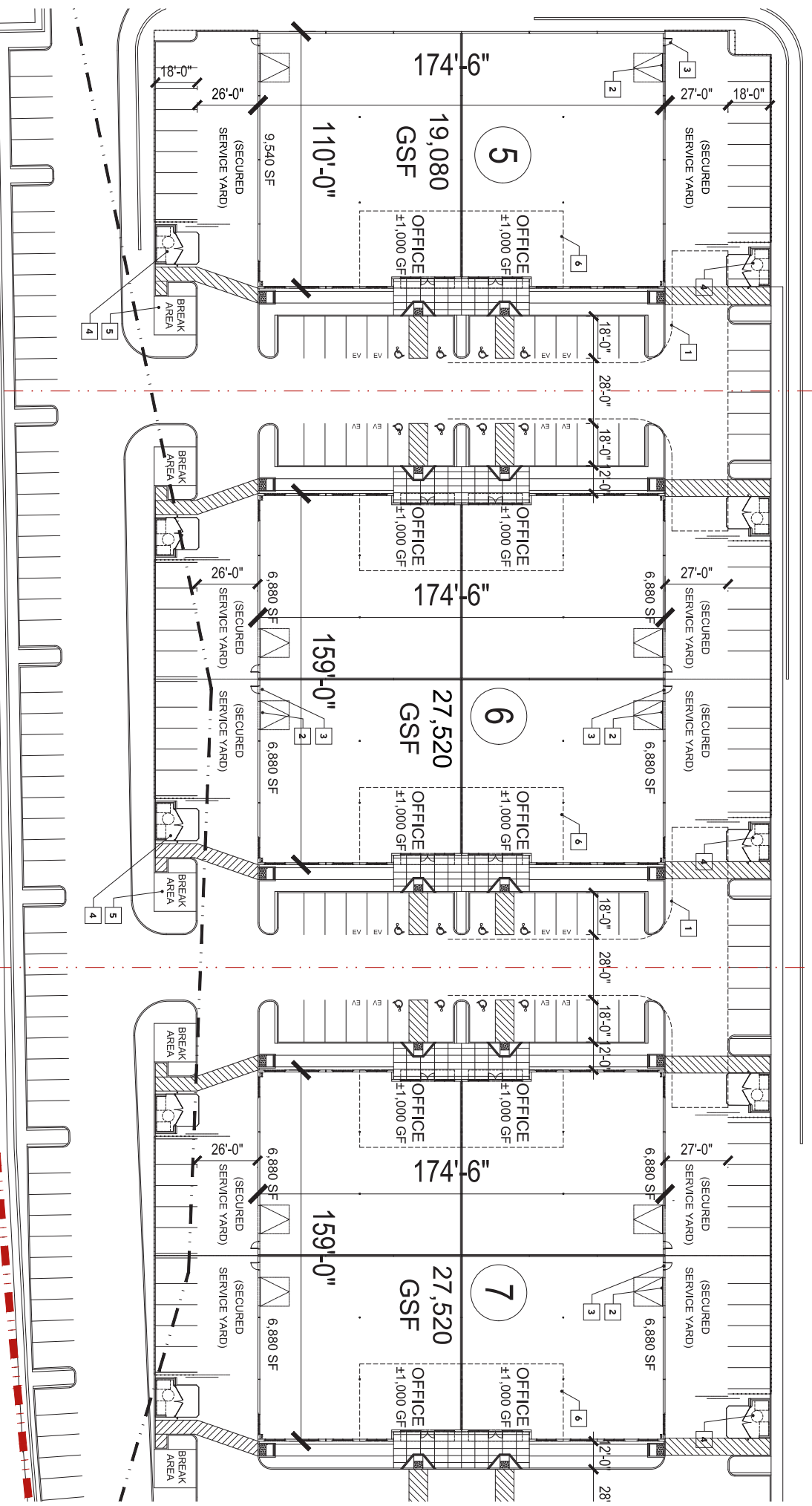


- NOTES**
- 1 DOCK-HI LOADING DOCK(S)
 - 2 GRADE LEVEL LOADING DOCK(S)
 - 3 FIRE ACCESS DOOR, TYP.
 - 4 TRASH ENCLOSURE
 - 5 BREAK AREA
 - 6 BICYCLE PARKING INSIDE OFFICE

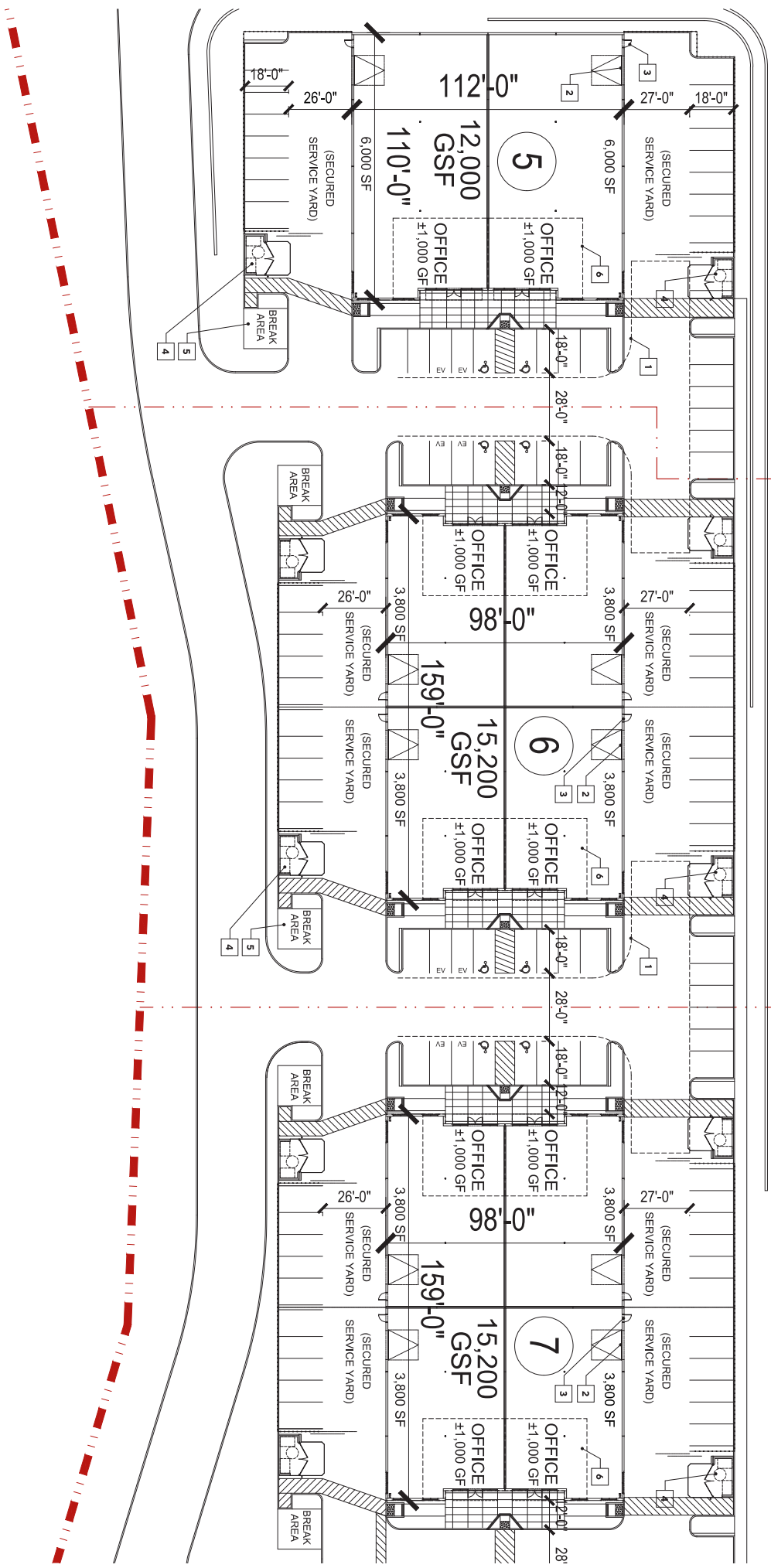


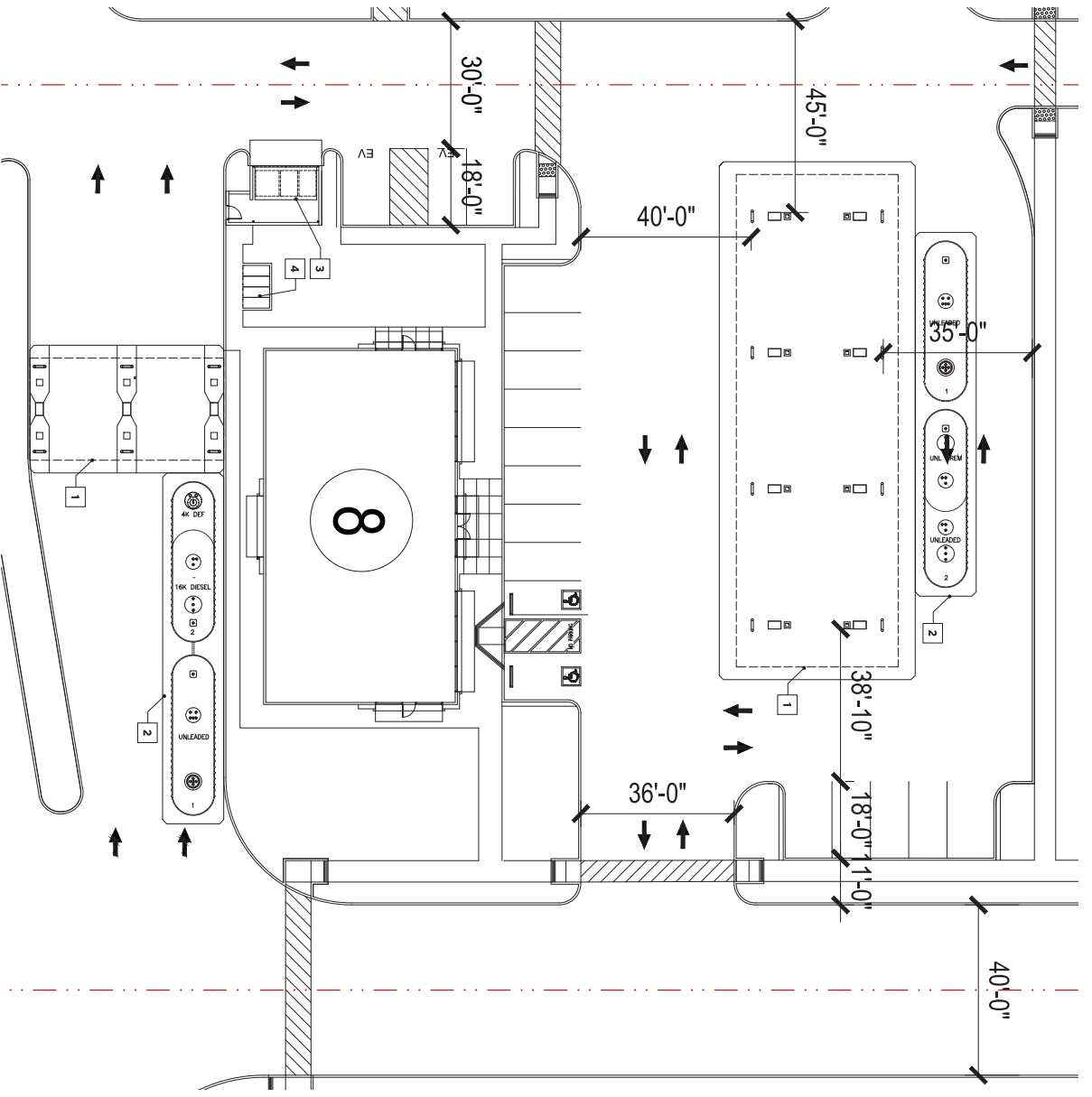
- NOTES**
- 1 DOCK-HI LOADING DOCK(S)
 - 2 GRADE LEVEL LOADING DOCK(S)
 - 3 FIRE ACCESS DOOR, TYP.
 - 4 TRASH ENCLOSURE
 - 5 BREAK AREA
 - 6 BICYCLE PARKING INSIDE OFFICE

- NOTES**
- 1 FIRE TRUCK TURN AROUND DASHED LINE
 - 2 GRADE LEVEL LOADING DOCK, TYP.
 - 3 FIRE ACCESS DOOR, TYP.
 - 4 TRASH ENCLOSURE, TYP.
 - 5 BREAK AREA, TYP.
 - 6 BICYCLE PARKING INSIDE OFFICE, TYP.



- NOTES**
- 1 FIRE TRUCK TURN AROUND DASHED LINE
 - 2 GRADE LEVEL LOADING DOCK, TYP.
 - 3 FIRE ACCESS DOOR, TYP.
 - 4 TRASH ENCLOSURE, TYP.
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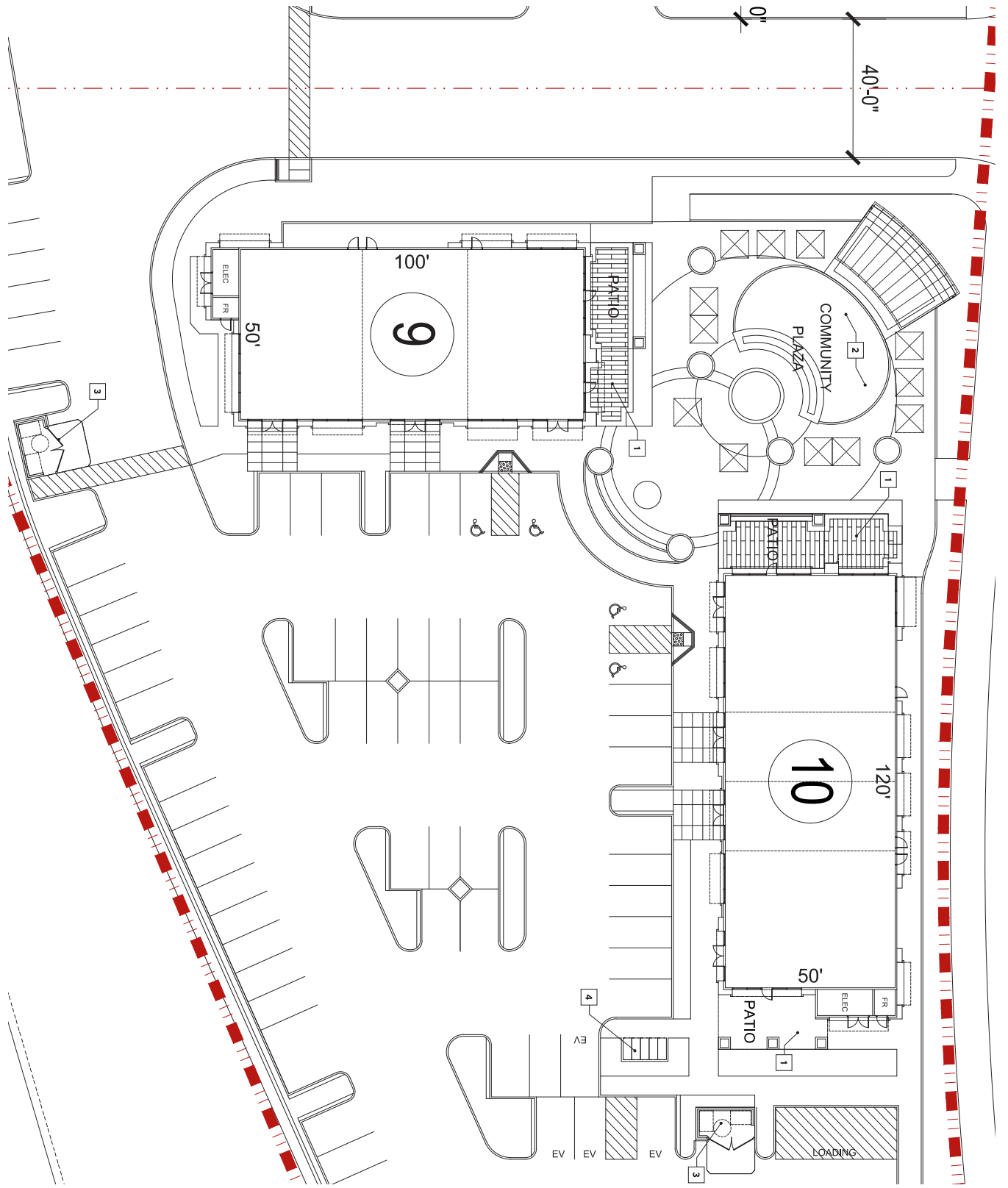
- NOTES**
- 1 GAS CANOPY
 - 2 UNDERGROUND GAS STORAGE TANKS
 - 3 TRASH ENCLOSURE
 - 4 BIKE LOCKERS(4)



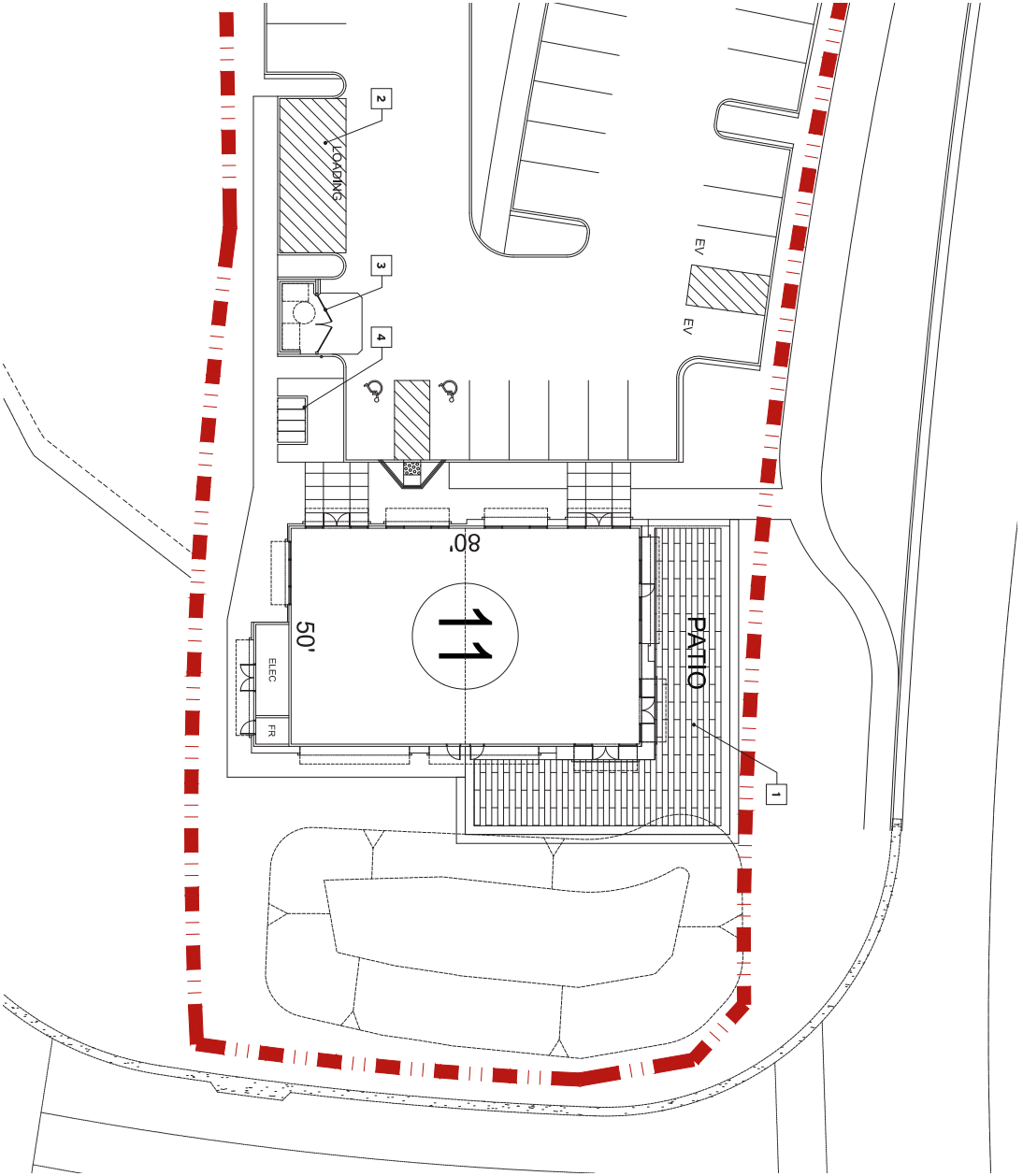
TOSOMINA
 COMMERCIAL CENTER
 Riverside County, CA

FLOOR PLAN
 BUILDING 8





- NOTES**
- 1 PATIO
 - 2 COMMUNITY PLAZA
 - 3 TRASH ENCLOSURE
 - 4 BIKE LOCKERS(5)



- NOTES**
- 1 PATIO
 - 2 LOADING ZONE
 - 3 TRASH ENCLOSURE
 - 4 BIKE LOCKERS(4)

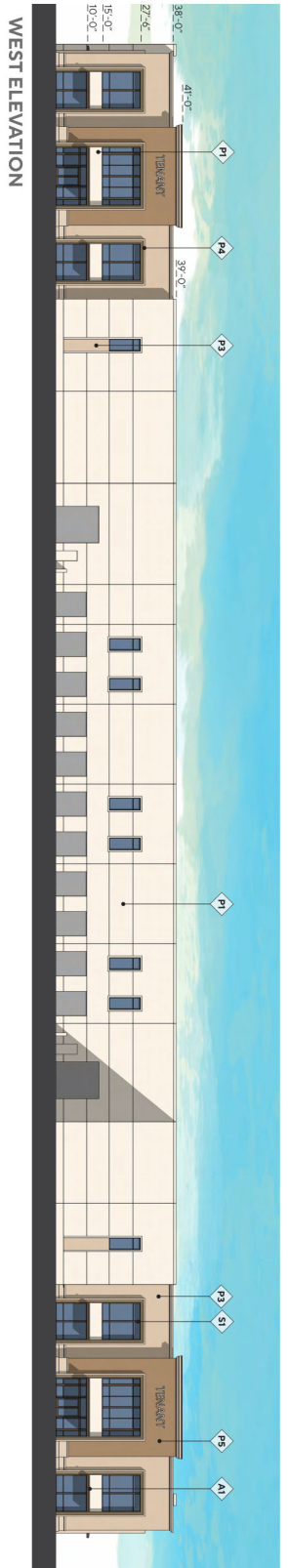


IOS ANNA
COMMERCE CENTER
 Riverside County, CA

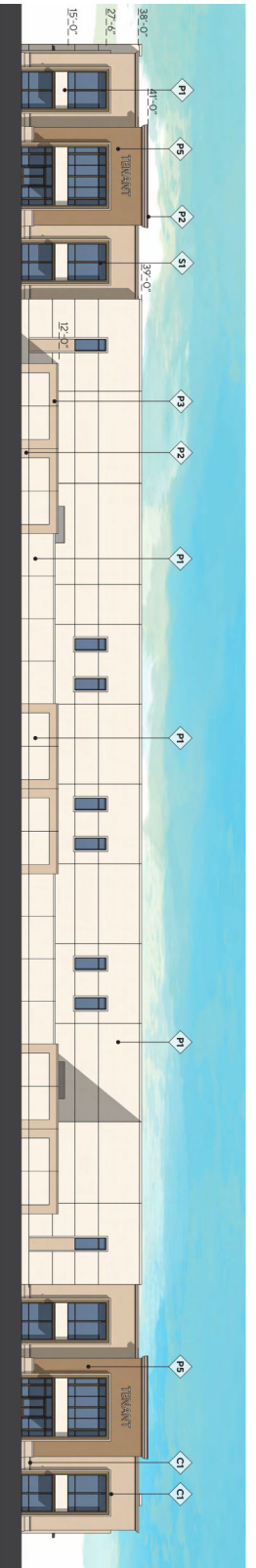


FLOOR PLAN
BUILDING 11

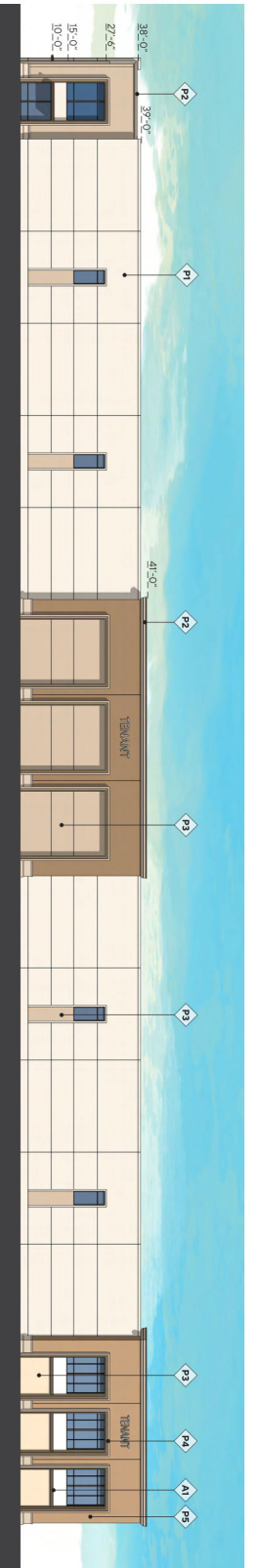
ARQ
 Architecture.
 Design.
 Relationships.



WEST ELEVATION



WEST ELEVATION WITH TRUCK DOCKS SCREEN WALL



EAST ELEVATION

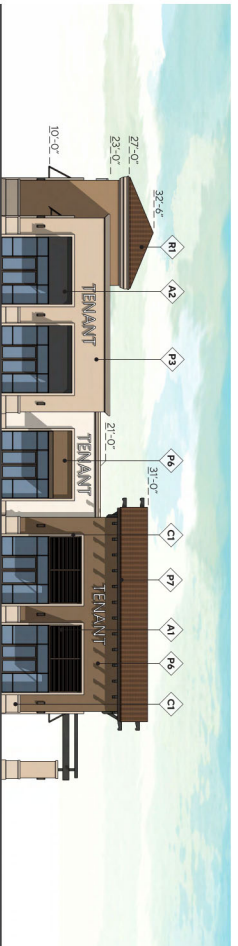


NORTH ELEVATION

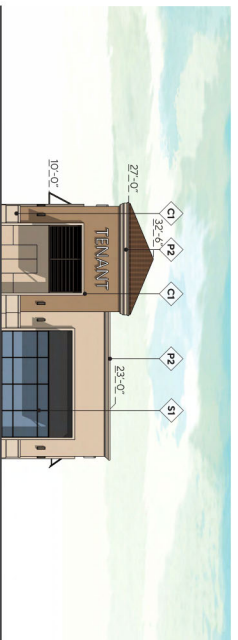
SOUTH ELEVATION

COLOR & MATERIAL

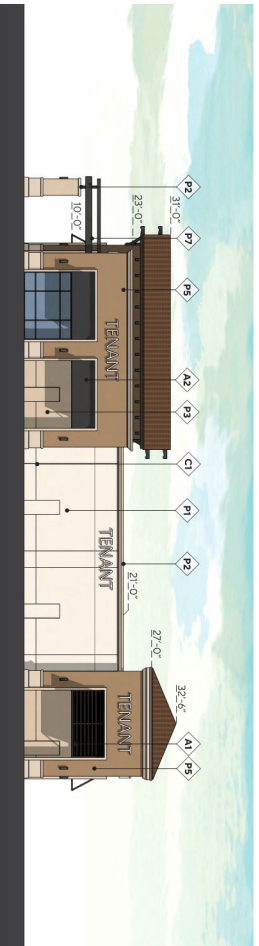
- P1 PAINT - DUNN EDWARDS DE6212 "CRISP MUSLIN"
- P2 PAINT - DUNN EDWARDS DE6128 "SAND DUNE"
- P3 PAINT - DUNN EDWARDS DE6129 "RUSTIC TAUPÉ"
- P4 PAINT - DUNN EDWARDS DE6124 "WHOLE WHEAT"
- P5 PAINT - DUNN EDWARDS DE6131 "TEDDY BEAR"
- P6 PAINT - DUNN EDWARDS DE6133 "OLD BOOT"
- P7 PAINT - DUNN EDWARDS DE6063 "BLACK WALNUT"
- R1 ROOF TILE - EAGLE ROOFING, CAPISTRANO PROFILE 384 "SAN PABLO BLEND"
- CI PRECAST CONCRETE TRIMS & BASE - PACIFIC STONE LIGHT SAND FINISH, SALENNO #418
- A1 AWNING METAL LOUVER - EXTRUDED ALUMINUM, COLOR TO MATCH ARCADIA AB-5 "MEDIUM BRONZE"
- A2 AWNING PERFORATED METAL - ROUND PERFORATED ALUMINUM, COLOR TO MATCH DE6371 "BLACK/BLACK"
- S1 STOREFRONT - ARCADIA ANODIZED ALUMINUM, AB-5 "MEDIUM BRONZE"



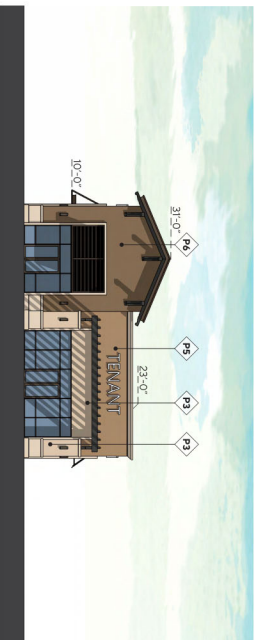
BLDG. 9 - SOUTH ELEVATION



BLDG. 9 - WEST ELEVATION



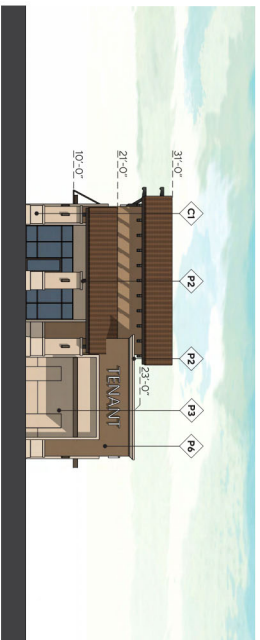
BLDG. 9 - NORTH ELEVATION



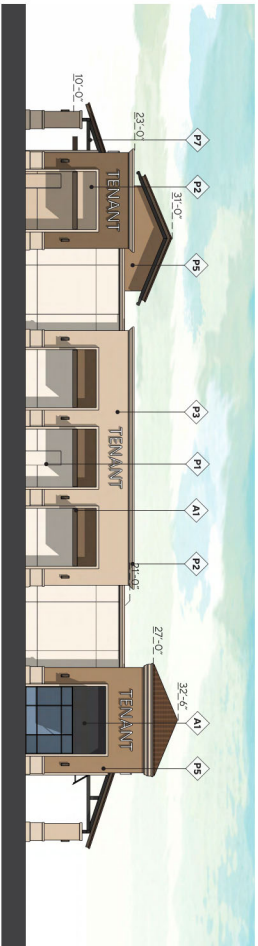
BLDG. 9 - EAST ELEVATION



BLDG. 10 - WEST ELEVATION



BLDG. 10 - SOUTH ELEVATION



BLDG. 10 - EAST ELEVATION



BLDG. 9 - NORTH ELEVATION

COLOR & MATERIAL

- P1 PAINT - DUNN EDWARDS DE6212 "CRISP MUSLIN"
- P2 PAINT - DUNN EDWARDS DE6428 "SAND DUNE"
- P3 PAINT - DUNN EDWARDS DE6129 "RUSTIC TAUPÉ"
- P4 PAINT - DUNN EDWARDS DE6124 "WHOLE WHEAT"
- P5 PAINT - DUNN EDWARDS DE6131 "TEDDY BEAR"
- P6 PAINT - DUNN EDWARDS DE6133 "OLD BOOT"
- P7 PAINT - DUNN EDWARDS DE6063 "BLACK WALNUT"
- R1 ROOF/TILE - EAGLE ROOFING- CAPISTRANO PROFILE 384 "SAN PABLO BLEND"
- C1 PRECAST CONCRETE TRIMS & BASE- PACIFIC STONE- LIGHT SAND FINISH, SALENNO #415
- A1 AWNING METAL LOUVER - EXTRUDED ALUMINUM, COLOR TO MATCH ARCADIA AB-5 "MEDIUM BRONZE"
- A2 AWNING PERFORATED METAL - ROUND PERFORATED ALUMINUM, COLOR TO MATCH DE6371 "BLACK/BLACK"
- S1 STOREFRONT - ARCADIA ANODIZED ALUMINUM, AB-5 "MEDIUM BRONZE"



TENANT



