



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: August 16, 2022

TO:

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: Jeffries
Planning Commissioner: Awad

Western Municipal Water District (WMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
South Coast Air Quality Management District
Sphere of Influence: Corona
School District (S): Corona- Norco Unified

PRE-APPLICATION REVIEW NO. 220056- Applicant: Omni Development Group c/o Richard Hoy – Engineer/Representative: Kimley- Horn c/o Leticia Alvarez - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT)- Location: East of Pats Point Drive, West of Interstate – 15, North of Lawson Road – 11.15 Gross Acres - Zoning: Tourist Commercial (C-T) and Specific Plan (Wildrose #176) – **REQUEST:** Pre- Application Review No. 220056 is a proposal for a commercial center consisting of the following: Parcel 1 would include a truck stop and a convenience store building with a 5, 000 sq ft food court, a 1,300 sq ft lounge, and a 6,200 sq ft convenience store. Additionally, a gas station with 7 diesel bays and an 8- multiple product dispenser (MPD) canopy. Parcel 2 proposes to include a 4,300 sq ft drive through quick service restaurant (QSR). APN(s): 283-160-010; 283-170-014 – Project Planner: Krista Mason at (213) 955-1722 or email at kmason@rivco.org.

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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*John Hildebrand
Planning Director*

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 August 25, 2022**. 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 Krista Mason, Project Planner at (951) 955-1722, or e-mail at kmason@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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