

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 2, 2020

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section

Board of Supervisors - Supervisor: Kevin Jeffries
Planning Commissioner: Carl Bruce Shaffer
City of Corona Sphere of Influence

PRE-APPLICATION REVIEW NO. 200004 – Exempt – Applicant: KWC Engineers - First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC: EDR) and Freeway – Location: North of Knabe Road, south of Weirick Road, and west of Interstate 15 – 2.85 gross acres – Zoning: Specific Plan No. 317 (The Retreat) – **REQUEST:** A preliminary application review to allow for the construction of a 2,695 square foot convenience store, 2,462 square foot fast food restaurant and a gas station APN: 282-100-021 and 282-100-022 – **BBID: 163-636-094**

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 Public Land Management System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on March 12, 2020**. 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 Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

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.

PRE-APPLICATION REVIEW EXHIBIT
CATEGORY III
KNABE ROAD COMMERCIAL CENTER

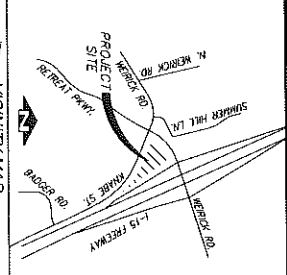


REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRE-APPLICATION REVIEW	07/14/20
2	REVISED PER COMMENTS	07/21/20
3	REVISED PER COMMENTS	08/11/20
4	REVISED PER COMMENTS	08/18/20
5	REVISED PER COMMENTS	09/01/20
6	REVISED PER COMMENTS	09/08/20
7	REVISED PER COMMENTS	09/15/20
8	REVISED PER COMMENTS	09/22/20
9	REVISED PER COMMENTS	09/29/20
10	REVISED PER COMMENTS	10/06/20
11	REVISED PER COMMENTS	10/13/20
12	REVISED PER COMMENTS	10/20/20
13	REVISED PER COMMENTS	10/27/20
14	REVISED PER COMMENTS	11/03/20
15	REVISED PER COMMENTS	11/10/20
16	REVISED PER COMMENTS	11/17/20
17	REVISED PER COMMENTS	11/24/20
18	REVISED PER COMMENTS	12/01/20
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28	REVISED PER COMMENTS	02/09/21
29	REVISED PER COMMENTS	02/16/21
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96	REVISED PER COMMENTS	05/28/22
97	REVISED PER COMMENTS	06/04/22
98	REVISED PER COMMENTS	06/11/22
99	REVISED PER COMMENTS	06/18/22
100	REVISED PER COMMENTS	06/25/22

GENERAL NOTES:

1. PREPARED: JANUARY 2020
2. TOTAL PROJECT GROSS AREA: 219 AC
NET AREA: 178 AC
3. ASSessor's PARCEL NUMBERS: 298-100-021-8 & 298-100-022-8
4. EXISTING LAND USE: THE RETREAT SPECIFIC PLAN #317 NEIGHBORHOOD COMMERCIAL
5. PROPOSED LAND USE: THE RETREAT SPECIFIC PLAN #317 NEIGHBORHOOD COMMERCIAL
6. EXISTING ZONING: THE RETREAT SPECIFIC PLAN #317, C-B-5 (GENERAL HIGHWAY COMMERCIAL)
7. PROPOSED ZONING: SP-317 - C-B-5
8. NEIGHBORLY LAND USE:
 - ZONING: R-A-2, V/2
 - USE: COMMERCIAL RETAIL
 - ZONING: 2, SR A117
 - USE: RESIDENTIAL
 - ZONING: 1, RESIDENTIAL
 - USE: FREIGHTY ROW
9. SPECIFIC PLAN: THE RETREAT SPECIFIC PLAN #317
10. SQUARE OF IMPROVEMENT: AERIAL PHOTOGRAPHY FROM OCTOBER 18, 2019 BY NALAND AERIAL SURVEYS, INC.
11. TEMA TRAIL PANEL OBSERVATIONS: SITE IS NOT WITHIN 4' FLOORPLAN
12. TOTAL PARKING PROVIDED: 40 STALLS (2 ADA STALLS)
TOTAL PARKING PROVIDED: 40 STALLS (2 ADA STALLS)
MERCHANTILE GROUP #1
13. BUILDING CODE OCCUPANT GROUPS: ASSEMBLY GROUP 1-2
MERCHANTILE GROUP #1



PREPARED BY
 HWC ENGINEERS
 1000 S. HERON RD., SUITE 100, WADSWORTH, GA 30150
 TEL: (770) 476-1900 FAX: (770) 476-1901
 www.hwc-engineers.com

DATE: 01-14-20