

## PLANNING DEPARTMENT

John Hildebrand Planning Director

### DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

TRANSIVITI TAL FORIVI
PROJECT / CASE NUMBER(S): PPT230033
PLANNER NAME and CONTACTS (phone / email): Evan Langan / 951-955-3024 / elangan@rivco.org
DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 319-379-955
BLUEBEAM FILES LOCATION (add hyperlink or server path): PPT230033\Exhibits\Applicants Exhibits\Submittal 1\BB 9.21.23
REQUESTED DAC DATE (e.g. July 13, 2023): September 28, 2023
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
✓ 02 - Geology
✓ 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: EMWD, Southern California Edison, Southern California Gas, Sphere of Influence (City of Lake Elsinore)
Submittal 1 - Plot Plan No. 230033 — Applicant: Ron and Heather Burek Living Trust - Engineer/Representative: Ron Burek (Brent Engineering, Inc.) - Second Supervisorial District — Elsinore Area Plan — General Plan Land Use Designation: Community Development: Business Park (CD:BP) - Zoning: C-P-S (Scenic Highway Commercial) - Zoning District: Meadowbrook Area - Environmental Justice Community - Location: North of Conrad Avenue and Highway 74, south of Mermack Avenue, east of 8th Street and west of Highway 74 (five lots) - REQUEST: Request to allow the construction of a new commercial/industrial center to include six, new, single-story buildings (totaling 65,974 square feet of floor area), in conjunction with new landscaping, parking facilities, fences, walls, and related infrastructure on five, presently vacant lots.
REVIEWER COMMENTS (Fill in below):

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

- COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT **GRADING NOTES**
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LEGAL DESCRIPTION

SOILS ENGINEER &

LGC GEOTECHNICAL

NAME & SIGNATURE OF THE SOILS ENGINEER

131 Calle Iglesia, Suite 200, San Clemente, CA 92672 Phone#: 949-369-6141 kcolson@lgcgeotechnical.com

- roperly lines shall not exceed that which related prior to grading. Excess or concentrated contained on site or directed to an approved dealwage facility. Excels or of the ground in the shall be provested by installation of non-revolve down classic or other devices. ope interceptor dealn along the top of cut slopes where the drainage path is greater than 40 or down.
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- VPDES: When one acre or more is being disturbed: PRECISE (BADE - PRECISE (BADE) - A registered CHE fragineer shall submit to the Building and Skifely Department written final certification or - Completion of grading in accordance with the approved grading plan prior to the request of precise grading legacities.
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- of housinessing measure for the project day and any executant commission diaphy documentation shall be measured in the SMPPs of the state of the state of the said groundwater produced by documenting groundwater that has inflicted into the said groundwater produced by documenting stated may require a through groundwater produced by documenting stated may require a through finductar program (SMPS) premit from the stayout Winter Quality Cornel Board.

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# EXHIBIT: Prelim Rough DATE: 9/28/2023 PLANNER: Evan Langan Meling Comment Aperda





SOILS ENGINEER CERTIFICATION:

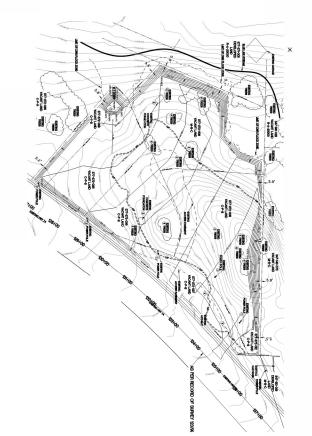
28763- HWY 74 LAKE ELSINORE CA OWNER / APPLICANT

PROJECT ADDRESS

Brent Engineering Inc.
Ron Burek
20 Ma Ranch Road
Laguna Niguel, CA 92677
Phone : 949-633-9917
Email :
ron@brentpacific.com

## ROUGH **[**]

# APN 377-372-008 / 009 / 012 / 039 / 035 / 036 / 037 RADING DLAZ



The Engineer of Record has evaluated the drainage and has determined that the project perpetuates natural drainage patterns, and will not adversely affect adiagonal properties.

AREA OF DISTURBANCE PERVIOUS AREA IMPERVIOUS AREA

45,150 YD3 44,620 YD3 530 YD3 (BALANCE ON SITE) 371,091 SQFT 371,091 SQFT 0 SQFT

ENGINEER OF RECORD

sloper, project superintendent, engineer engineer, grading contractor, and unde ies contractor. Arrange for a pre-construite ting by calling County Dispatch at (951) !

Rich Soltyisiak 30519 Wailea Court Temecula CA 92595 Phone# 951-691-7706 email: rds11@dslextrem

RDS and Associates

CIVIL ENGINEER

# Topographic Survey was performed on Tuesday January 10, 2023 by Brent Engineering Inc.

Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated crainage shall be contained or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION

VICINITY MAP T5S R4W SEC 29

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PROJECT LOCATION

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT REQUITER, COMMUNICATIONS SOUTHERN CALIFORNIA GAS COMPANY SOUTHERN CALIFORNIA EDISON AND ANY OTHER UTILITIES NOT USING USA FOR CONTACT.

951 955-6790 800 227-2600 800 227-2600 951 928-8270

MANA	APPR DATE					
(00)		* Common (*)	No. 37233	REGIO NY		SEAL FUGINEER

RECMD

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

37/0

REVISIONS

BEFORE YOU DIG

NOTE:
No work shall commence within road
with work shall commence within road
right-of-way (R/W) prior to issuance
of an encroachment permit by the
Transportation Department.

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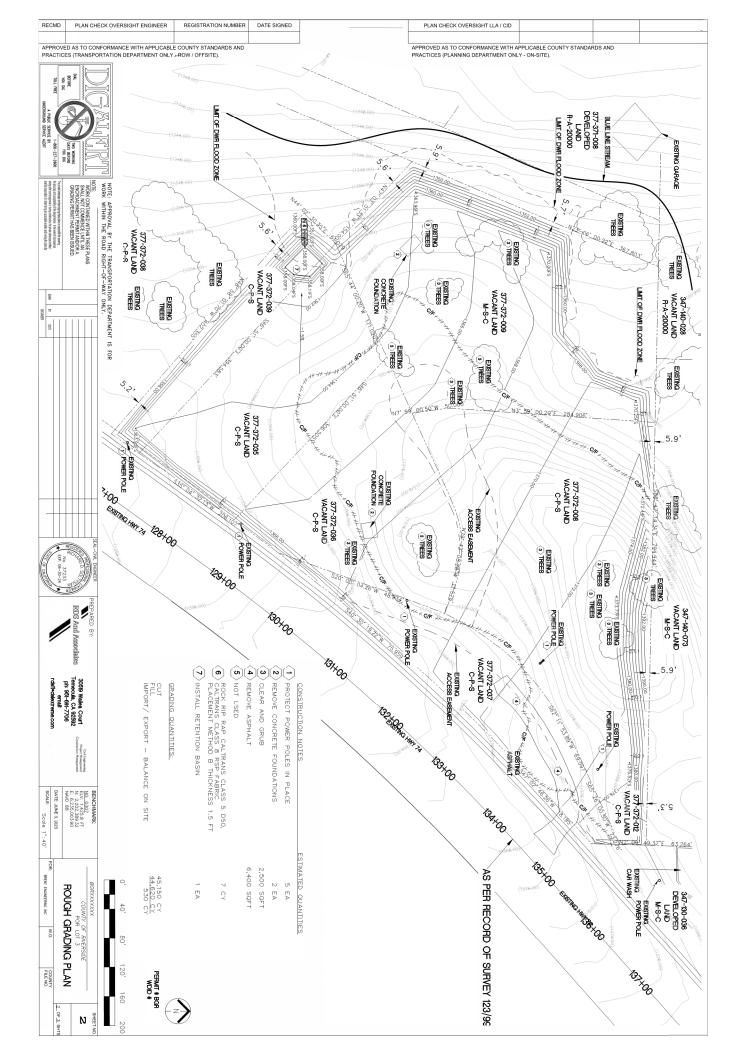
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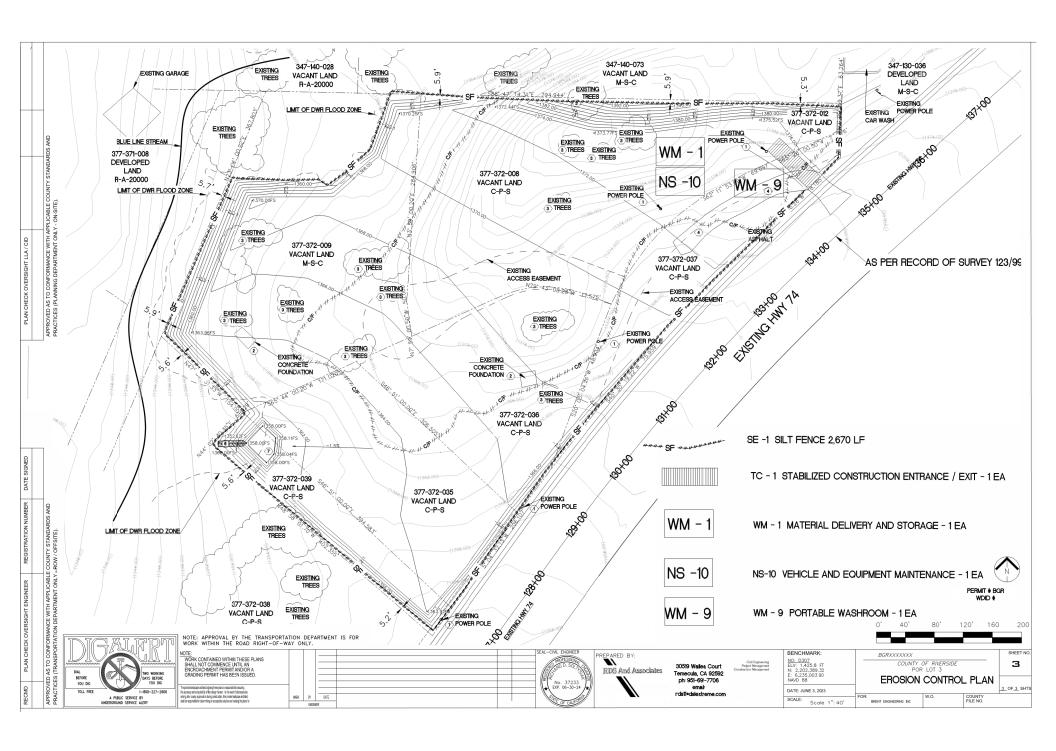
## 30519 Wailea. Temecula, CA ph: 951-691-; mai: rds11•dslext

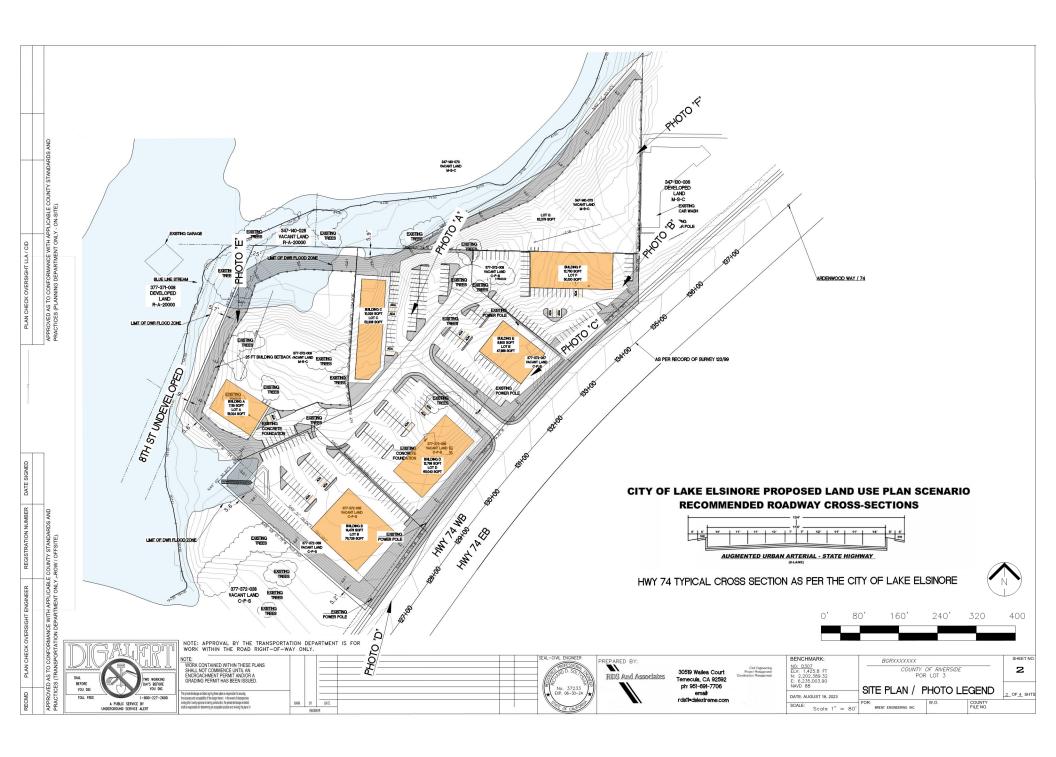
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BRENT ENGINEERING INC	noon.	TIILU	COUNT HWY 74 COM	APN 377-372-0		
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PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY = ROW / OFFSITE). NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY. PHOTO "B" PHOTO "C" FOR PHOTO LOCATION

PLAN CHECK OVERSIGHT LLA / CID

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).







SEE SHT 2 OF 3
SITE PLAN/ PHOTO
LEGEND



BENCHMARK: NO: D307 ELV: 1,425.8 FT N: 2,202,389.32 E: 6,235,003.90 NAVD 88 SCALE: Scale NTS

PROJECT PHOTOGRAPHS COUNTY FILE NO.

BRENT ENGINEERING INC

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PHOTO "F"





PHOTO "D"

