

CASE: PPT230033
 EXHIBIT: Transmittal
 DATE: 9/28/2023
 PLANNER: Evan Langan
 Meeting Comment Agenda Final

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

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

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

PROJECT STRIP (Fill in below):

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):

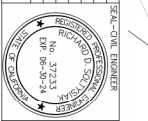
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

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

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL ALL NECESSARY PERMITS AND GRADING PERMITS HAS BEEN OBTAINED.

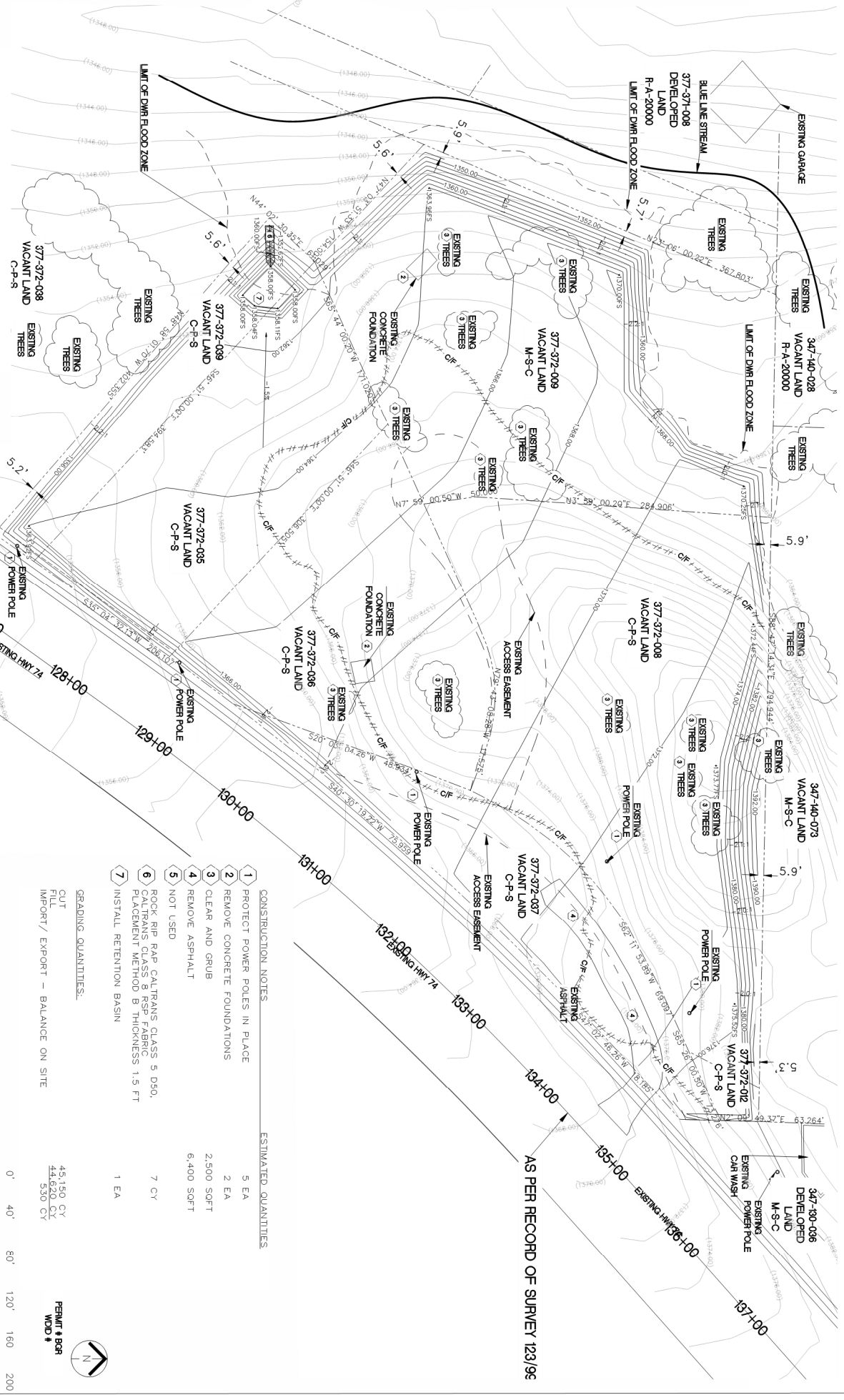
NO.	DATE	BY	REVISION



PREPARED BY: **Robb Field Associates**
 3059 W. Main Court
 Temecula, CA 92592
 PH: 951-691-7706
 Email: rfield@robbsfield.com

SCALE: Scale 1" = 40'

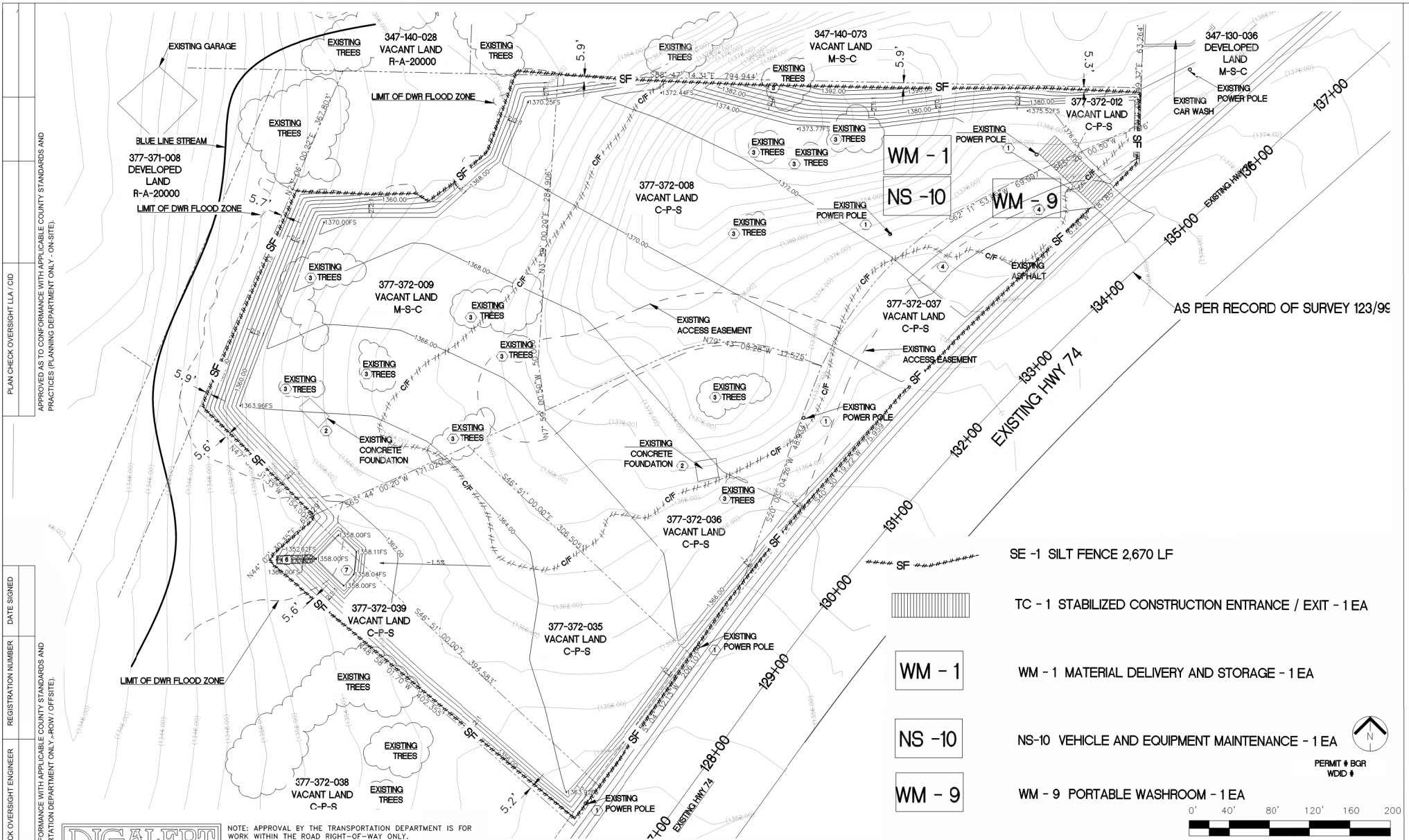
BENCHMARK: ELEV. 1,425.8 FT
 COUNTY OF TEMECULA
ROUGH GRADING PLAN
 SHEET NO. 2



- CONSTRUCTION NOTES**
1. PROTECT POWER POLES IN PLACE
 2. REMOVE CONCRETE FOUNDATIONS
 3. CLEAR AND GRUB
 4. REMOVE ASPHALT
 5. NOT USED
 6. ROCK RIP RAP CALTRANS CLASS 5 D50, PLACEMENT METHOD B THICKNESS 1.5 FT
 7. INSTALL RETENTION BASIN
- ESTIMATED QUANTITIES**
- | | | | | | |
|------|------|------------|------------|------|------|
| 5 EA | 2 EA | 2,500 SOFT | 6,400 SOFT | 7 CY | 1 EA |
|------|------|------------|------------|------|------|
- GRADING QUANTITIES:**
- | | |
|-----------------------------------|-----------|
| CUT | 45,150 CY |
| FILL | 44,620 CY |
| IMPORT / EXPORT - BALANCE ON SITE | 530 CY |
- PERMIT # B08
 MDD #



AS PER RECORD OF SURVEY 123/9C



- SE - 1 SILT FENCE 2,670 LF
- TC - 1 STABILIZED CONSTRUCTION ENTRANCE / EXIT - 1 EA
- WM - 1 WM - 1 MATERIAL DELIVERY AND STORAGE - 1 EA
- NS - 10 NS-10 VEHICLE AND EQUIPMENT MAINTENANCE - 1 EA
- WM - 9 WM - 9 PORTABLE WASHROOM - 1 EA



PERMIT # BGR
WID #

PLAN CHECK OVERSIGHT LIA / CID
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

DATE SIGNED
 REGISTRATION NUMBER
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

PLAN CHECK OVERSIGHT ENGINEER
 REC'D

DIGALERT
 TOLL FREE 1-800-227-2860
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The sign holder and the contractor are responsible for ensuring the accuracy and consistency of the sign holder. In the event of a discrepancy, the sign holder shall be responsible for determining an acceptable solution and making the sign holder.

NO.	BY	DATE	ENGINEER

SEAL - CIVIL ENGINEER

PREPARED BY:
RDS And Associates

30519 Waller Court
 Temecula, CA 92592
 ph 951-697-7706
 email: rds1@cdlextrreme.com

BENCHMARK:
 NO. 0302
 ELEV: 1,425.8 FT
 N: 2,202,389.32
 E: 6,235,003.90
 NAVD 88

DATE: JUNE 3, 2023
 SCALE: Scale 1" = 40'

BGRXXXXXXXXX

COUNTY OF RIVERSIDE
 POR LOT 3

EROSION CONTROL PLAN

SHEET NO. **3**
 3 OF 3 SHEETS

FOR: BRENT ENGINEERING INC. W.D. COUNTY FILE NO.

PLAN CHECK OVERSIGHT LLA / CID

DATE SIGNED

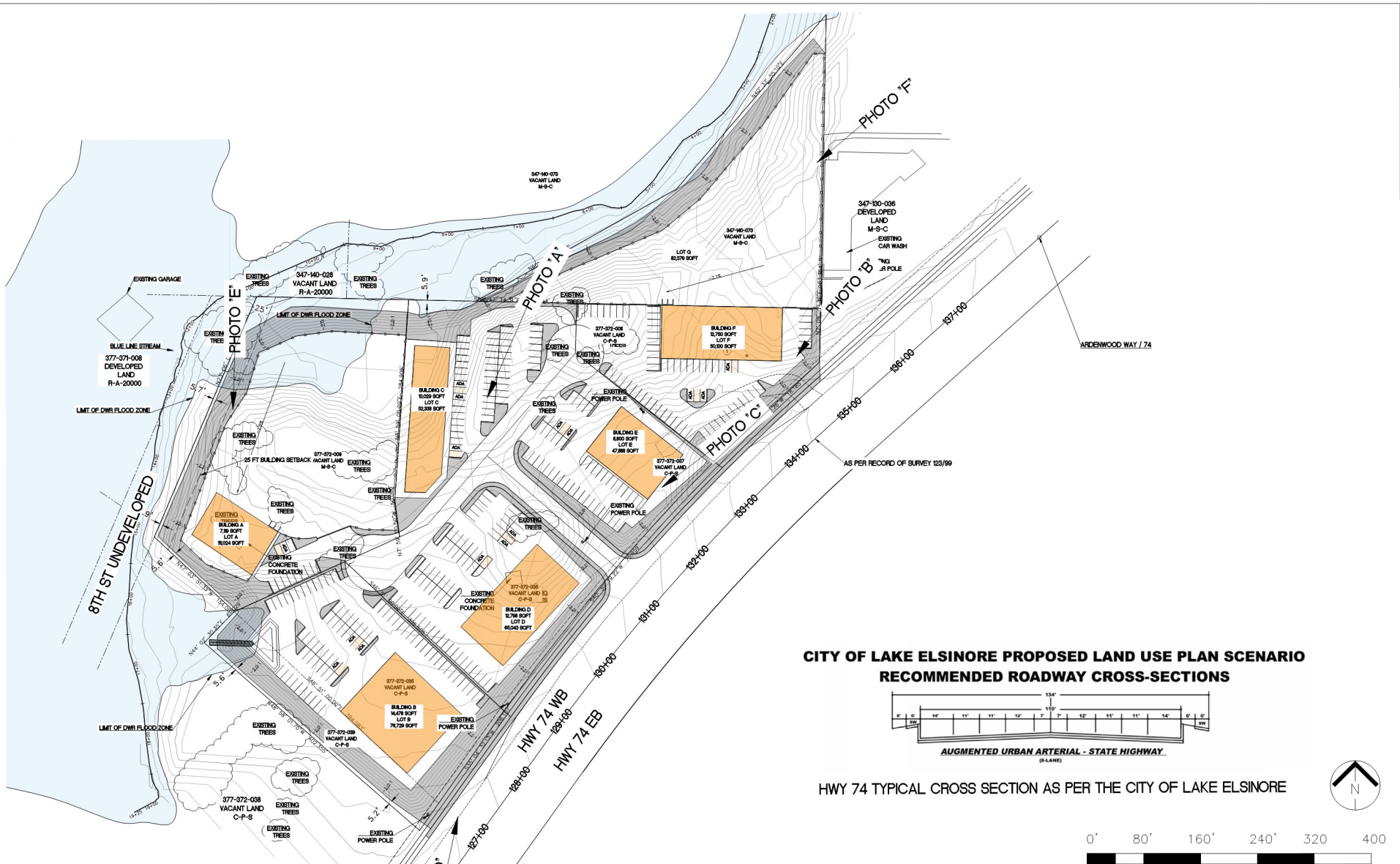
REGISTRATION NUMBER

PLAN CHECK OVERSIGHT ENGINEER

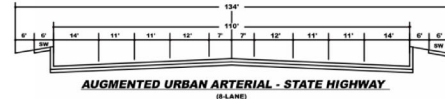
RECORD

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

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE).



**CITY OF LAKE ELSINORE PROPOSED LAND USE PLAN SCENARIO
RECOMMENDED ROADWAY CROSS-SECTIONS**



HWY 74 TYPICAL CROSS SECTION AS PER THE CITY OF LAKE ELSINORE



DIGALERT
 800-4-A-DIG
 TOLL FREE
 1-800-227-3600
 A PUBLIC SERVICE BY
 UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private contractor utilizing these plans is responsible for assuring the accuracy and availability of the design data. It is the responsibility of the contractor to verify all data and to make any necessary corrections. The contractor shall be held responsible for any errors or omissions in the design data. The contractor shall be held responsible for any errors or omissions in the design data.

NO.	BY	DATE

SEAL - CIVIL ENGINEER

 RDS And Associates

PREPARED BY:

 RDS And Associates

30519 Wallea Court
 Temecula, CA 92592
 ph 951-691-7706
 email
 rds1@delxextreme.com

Chief Engineering
 Project Management
 Construction Management

BENCHMARK:
 NO. D307
 ELEV. 1,425.8 FT
 N. 2,202,389.32
 E. 6,235,003.90
 NAVD 88
 DATE: AUGUST 16, 2023
 SCALE: Scale 1" = 80'

FOR: BENT ENGINEERING INC	W.O.	COUNTY FILE NO.
BGRXXXXXX COUNTY OF RIVERSIDE FOR LOT 3		SHEET NO. 2
SITE PLAN / PHOTO LEGEND		2 OF 4 SHEETS

PLAN CHECK OVERSIGHT LLA / CID		
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).



PHOTO "A"

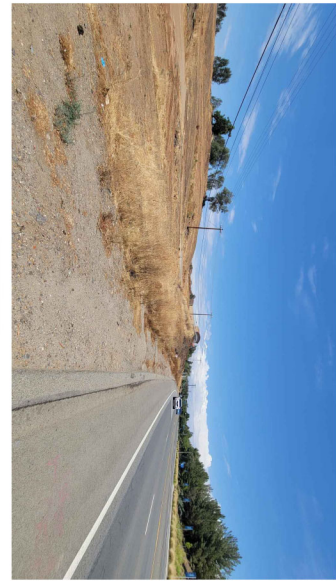


PHOTO "D"

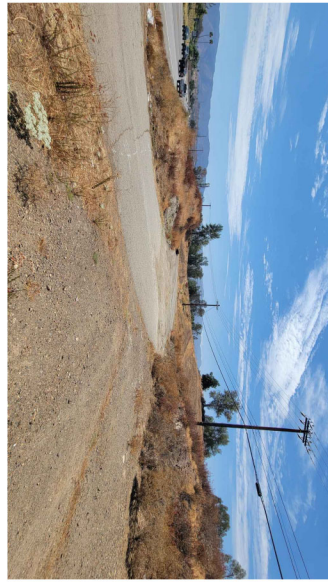


PHOTO "B"



PHOTO "E"

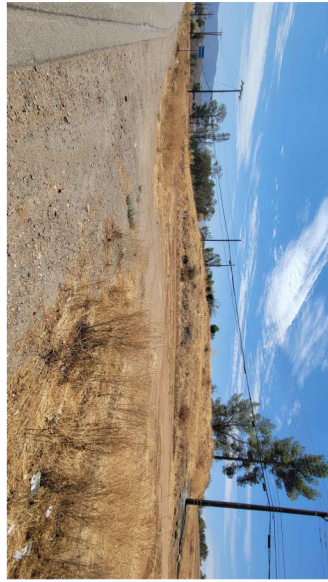


PHOTO "C"

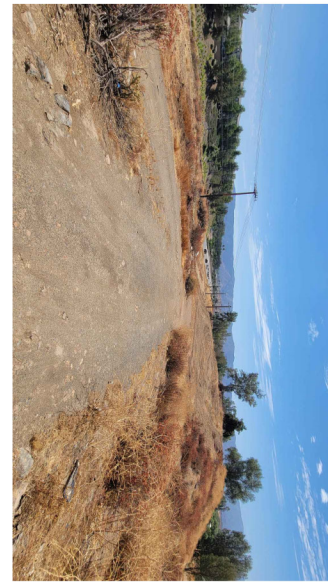


PHOTO "F"

SEE SHT 2 OF 3
SITE PLAN/ PHOTO
LEGEND
FOR PHOTO LOCATION

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NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE	TIME	SCALE



PREPARED BY:
RKS And Associates

3099 Milpa Court
Temecula, CA 92592
PH 951-691-7706
email: rks@rksandassociates.com
rks@rksandassociates.com

BENCHMARK
ELEV. 1372.8 FT
N. 2,202,389.32
NAD83 89 933.80
DATE AUGUST 14, 2023
SCALE: Scale N15

FOR: BORG ENGINEERS INC
COUNTY OF RIVERSIDE
PROJECT PHOTOGRAPHS
FOR LOT 3
SHEET NO. 3 OF 3 SHEETS

RECMD	PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY -ROW / OFFSITE).



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DATE	TIME	SCALE



PREPARED BY:
RKS And Associates

3099 Milpa Court
Temecula, CA 92592
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email: rks@rksandassociates.com
rks@rksandassociates.com

BENCHMARK
ELEV. 1372.8 FT
N. 2,202,389.32
NAD83 89 933.80
DATE AUGUST 14, 2023
SCALE: Scale N15

FOR: BORG ENGINEERS INC
COUNTY OF RIVERSIDE
PROJECT PHOTOGRAPHS
FOR LOT 3
SHEET NO. 3 OF 3 SHEETS